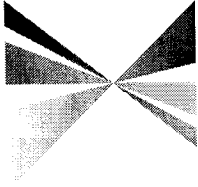


SOUTHERN CALIFORNIA



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559-12/06/05

## MEETING OF THE

# COMMUNITY, ECONOMIC, & HUMAN DEVELOPMENT COMMITTEE

### **PLEASE NOTE MEETING TIME**

**Thursday, March 2, 2006**

**10:00 a.m. – 11:45 a.m.**

### **SCAG Offices**

**818 W. 7<sup>th</sup> Street, 12<sup>th</sup> Floor**

**Riverside B Conference Room**

**Los Angeles, California 90017**

**213. 236.1800**

If members of the public wish to review the attachments  
or have any questions on any of the agenda items,  
please contact Laverne Jones at 213.236.1857 or  
[jones@scag.ca.gov](mailto:jones@scag.ca.gov).

Agendas and Minutes for the Community, Economic,  
and Human Development Committee are also available  
at [www.scag.ca.gov/committees/cehd.htm](http://www.scag.ca.gov/committees/cehd.htm)

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# COMMUNITY, ECONOMIC & HUMAN DEVELOPMENT COMMITTEE

## AGENDA

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*"Any item listed on the agenda (action or information) may be acted upon at the discretion of the Committee".*

1.0 CALL TO ORDER & PLEDGE OF ALLEGIANCE

Hon. Deborah  
Robertson, Chair

2.0 PUBLIC COMMENT PERIOD

Members of the public desiring to speak on an agenda item or items not on the agenda, but within the purview of the Committee, must fill out and present a speaker's card to the Assistant prior to speaking. A speaker's card must be turned in before the meeting is called to order. Comments will be limited to three minutes. The chair may limit the total time for all comments to twenty (20) minutes.

3.0 REVIEW and PRIORITIZE AGENDA ITEMS

4.0 CONSENT CALENDAR

4.1 Approval Item

4.1.1 Approve Minutes of February 2, 2006 Meeting Attachment

01

4.2 Receive and File

4.2.1 An Inclusionary Housing Profile of Seven South California Cities Attachment

07

A study by the Southern California Association of Non-Profit Housing illustrating low Inclusionary Zoning has helped housing production.



SOUTHERN CALIFORNIA  
ASSOCIATION of GOVERNMENTS

# COMMUNITY, ECONOMIC & HUMAN DEVELOPMENT COMMITTEE

## AGENDA

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4.2.2 State Legislative Matrix 19  
**Attachment**

Matrix of State legislative bills relevant to  
issues of importance to SCAG.

4.2.3 Intergovernmental Review 28  
**Attachment**

Summary of IGR Regionally  
Significant Project: Kern COG Regional  
Transportation Plan EIR Notice of  
Preparation.

### 5.0 ACTION ITEMS

5.1 2006 Regional Champion Award **Hon. Deborah** 31 5 minutes  
**Attachment** **Robertson, Chair**

Each policy committee has an opportunity  
to select a regional champion, a non-elected  
individual who is a leader in some area of  
the committee's focus. Members have  
been invited to submit nominations.  
Members may discuss and nominate from  
the floor. The committee's nominee will  
be reported to the RC for ratification by  
the April meeting. Regional Champions  
will be honored at the May General  
Assembly.

**Recommended Action:** Select a Regional  
Champion.



SOUTHERN CALIFORNIA  
ASSOCIATION OF GOVERNMENTS

# COMMUNITY, ECONOMIC & HUMAN DEVELOPMENT COMMITTEE

## AGENDA

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### 6.0 INFORMATION ITEMS

- |     |   |  |           |                   |
|-----|---|--|-----------|-------------------|
| 6.1 | <u>Compass 2% Strategy Update<br/>Attachment</u>  | <b>John Fregonese<br/>Principal, FCA</b> | <b>32</b> | <b>30 minutes</b> |
|     | A comprehensive update of the Compass 2% Strategy including a brief historical review intended for new members followed by a more in depth presentation of current and upcoming activities.                       |  |           |                   |
| 6.2 | <u>Blueprint Grant Work Program<br/>Attachment</u>  | <b>Joe Carreras<br/>SCAG Staff</b>       | <b>66</b> | <b>15 minutes</b> |
|     | Staff will review the work program for the recently approved \$1.258 million dollar grant exploring both Compass implementation activities and the 20-year housing/ transportation blueprint planning components. |  |           |                   |
| 6.3 | <u>Regional Comprehensive Plan Update<br/>Attachment</u>  | <b>Jacob Lieb<br/>SCAG Staff</b>         | <b>74</b> | <b>5 minutes</b>  |
|     | Staff will brief the Committee on the on-going preparation of the Regional Comprehensive Plan.  |  |           |                   |



SOUTHERN CALIFORNIA  
ASSOCIATION of GOVERNMENTS



# COMMUNITY, ECONOMIC & HUMAN DEVELOPMENT COMMITTEE

## AGENDA

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6.4 Communications Workshop  
Attachment

**Don Rhodes**  
**SCAG Staff**

76 30 minutes

In response to the Committee's request, staff will present SCAG orientation information and the Committee will share information on how they communicate with their respective COGs, cities and others to meet their regional policy responsibilities.

**Lynn Harris**  
**SCAG Staff**

### 7.0 STAFF REPORT

Staff will update the Committee on any Communications regarding the next cycle of the Regional Housing Needs Assessment program.

**Lynn Harris**  
**SCAG Staff**

5 minutes

Progress Report on Regional Housing Summit Planning Activities (April 20, 2006, Torrance, CA).

**Joe Carreras**  
**SCAG Staff**

5 minutes

### 8.0 CHAIR'S REPORT

**Hon. Deborah**  
**Robertson**

### 9.0 FUTURE AGENDA ITEMS

Any Committee members or staff desiring to place items on a future agenda may make such request. Comments should be limited to three (3) minutes.

### 10.0 ADJOURNMENT

The next meeting of the Community, Economic, and Human Development Committee will be held on April 6, 2006 at the SCAG office.



**SOUTHERN CALIFORNIA**  
**ASSOCIATION OF GOVERNMENTS**

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Community, Economic, & Human Development Committee  
February 2, 2006

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*Action Minutes*

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THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE COMMUNITY, ECONOMIC, & HUMAN DEVELOPMENT COMMITTEE. AUDIO CASSETTE TAPE OF THE ACTUAL MEETING IS AVAILABLE FOR LISTENING IN SCAG'S OFFICE.

The meeting was called to order by Chair Deborah Robertson, at 9:47 a.m. There was a quorum.

**Members Present**

Arguello, Daniel	SGVCOG
Barnes, Christine	City of La Palma
Bowlen, Paul (Vice Chair)	City of Cerritos
Coerper, Gil	City of Huntington Beach
Daigle, Leslie	OCCOG
Dispenza, Mike	City of Palmdale
Edney, Jon A.	City of El Centro/TVAG
Fesmire, Melanie	CVAG
Green, Cathy	OCCOG
Jasper, Timothy	City of Apple Valley
Krause, Mary Ann	City of Santa Paula
Lantz, Paula	City of Pomona
Loveridge, Ronald	City of Riverside
McCallon, Larry	City of Highland
McCullough, Kathryn	OCCOG
McSweeney, Susan	City of Westlake
Nowatka, Paul	City of Torrance
Parks, Bernard	City of Los Angeles
Poe, Marilyn	City of Los Alamitos
Richardson, Laura	City of Long Beach
Robertson, Deborah (Chair)	City of Rialto
Serrano, Joseph	Gateway Cities
Ten, Mike	SGVCOG
Williams, Diane	SANBAG

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Community, Economic, & Human Development Committee  
February 2, 2006

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*Action Minutes*

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**Members Not Present**

Davert, Doug  
Hofmeyer, Daryl  
Kirby, Dan  
Norby, Chris  
Perry, Jan  
Ramirez, Rick  
Reyes, Ed  
Ring, Bob  
White, Charles

City of Tustin  
City of Paramount  
SGVCOG  
Orange County  
City of Los Angeles  
Gateway Cities  
City of Los Angeles  
OCCOG  
WRCOG Subregion

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Community, Economic, & Human Development Committee  
February 2, 2006

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***Action Minutes***

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**1.0 CALL TO ORDER & PLEDGE OF ALLEGIANCE**

Chair Deborah Robertson called the meeting to order at 9:47 a.m. The Chair led the members in the Pledge of Allegiance.

**2.0 PUBLIC COMMENT**

None.

**3.0 REVIEW AND PRIORITIZE AGENDA ITEMS**

None.

**4.0 CONSENT CALENDAR**

It was moved by Councilmember Coerper and seconded by Councilmember Arguello to approve the minutes as submitted with no objections. Item 4.2.5 was pulled for discussion.

**4.1 Approval Item**

4.1.1 Approve Minutes of January 5, 2005

**4.2 Receive and File**

4.2.1 Blueprint OWP and Grant Award Letter

4.2.2 Statement and Federal Legislative Matrix

4.2.3 Compass 2% Strategy Implementation Update

4.2.4 2007/2008 Strategy Implementation

**4.2.5 Regional Housing Summit Planning Activities are Now Underway**

Councilmember Mary Ann Krause asked who attended this conference were there more electeds or planners because the American Planning Association National Conference starts a day later than the Housing Summit. Joe Carreras, SCAG staff, responded that the majority of attendees are usually planning staff or staff to elected officials. Councilmember Krause was concerned that the date had been taken into account and how this would affect the conference. Mr. Carreras responded that the date had been considered.

Chair Robertson then asked if online registration been initiated for registration or would it be March. Mr. Carreras stated that registration had not been started as yet because the first order business is to organize a

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Community, Economic, & Human Development Committee  
February 2, 2006

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*Action Minutes*

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steering committee to help plan the Housing Summit program. Mr. Carreras then asked if there were any members interested in joining the steering committee to help plan the program. Councilmember Paula Lantz still had issues with the conflict of scheduling in competition with the National Planning conference. Mr. Carreras answered that the thinking was not as many people would be attending a national meeting as a local conference.

The discussion then moved to questions on what would be the duty of the steering committee members. Volunteers for the steering committee are Councilmember Paul Nowatka, Councilmember Kathryn McCullough, Councilmember Gil Coerper, Councilmember Cathy Green, and Councilmember Marilynn Poe. Councilmember asked that staff pay particular attention to invite representatives from the housing authorities and redevelopment agencies.

After the RHNA discussion the Committee came back to the consent calendar for action. It was moved by Councilmember Ten and seconded by Councilmember Coerper and approved unanimously to approve the consent calendar items 4.2.1-4.2.4.

**5.0 ACTION ITEMS**

**5.1 Regional Housing Needs Assessment (RHNA) Request for Extension**

Hasan Ikhata, Director of Planning and Policy, presented the staff recommendation to the Committee on the agency's request to ask for an extension of up to 2 years. Mr. Ikhata gave several reasons for this request. First the RHNA program is an unfunded mandate, HCD approved the fact that RHNA should be consistent with the Regional Transportation Plan forecast, and which has been pushed back one year later, and so if HCD wants to remain consistent with the RTP schedule then the deadline for the RHNA should be changed. Mr. Ikhata further stated that the most important reasons for changing the deadline is having the housing unit numbers that cities get be the number that the Growth Vision and the RTP puts out.

During the discussion on the extension Chair Robertson presented the Committee with copies of a letter sent to the President Toni Young, from the Orange County Business Council asking that SCAG not seek an additional extension to the RHNA requirements. Upon further discussion of the item the Committee proceeded to recommend approval of the staff request.

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Community, Economic, & Human Development Committee  
February 2, 2006

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***Action Minutes***

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It was moved by Councilmember Jasper and seconded by Councilmember McCullough approve the letter requesting up to a two year extension of the Regional Housing Needs Assessment (RHNA) program in order to coordinate with the 4-year RTP cycle and to allow the State legislature time to enact program changes, including identification and appropriation of State funding. The motion passed unanimously. The Chair noted the item would be on the March, 2006 Regional Council agenda for action.

**6.0    INFORMATION ITEMS**

None.

**7.0    STAFF REPORT**

Chair Robertson commended Councilmember Edney for presiding over the Economic Conference and the good job that he did and to Bruce DeVine for organizing the event. She also congratulated Mr. DeVine on his retirement and in having the second race named in his honor.

Bruce DeVine, SCAG staff, started his report with his farewells; he would be retiring on February 9. Mr. DeVine thanked the Committee and previous members for their support of the Economic Conference and for their assistance in planning this event. Preliminary financial results show 150 people attended the conference, and there appears to be a surplus of about \$20,000 which will go back to the General Fund. The cost for the conference was about \$21,000 and revenues were about \$42,500 making a net balance of about \$21,700.

Vice Chair Bowlen complimented staff on the conference.

Councilmember Edney stated that he had received a lot of positive feedback on the conference and compliments on his part in the conference (which he was not taking credit for) but he wanted to thank staff for the great job they for all the work done in preparing, and working at the event. Councilmember Edney noted that there were two cabinet secretaries from the Governor's office who presented the Blueprint check.

**8.0    CHAIR'S REPORT**

None.

**9.0    FUTURE AGENDA ITEMS**

Councilmember Larry McCallon would like staff to look into adding seats for the future particularly since the Committee has grown in numbers and because the participation has increased.

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Community, Economic, & Human Development Committee  
February 2, 2006

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*Action Minutes*

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Vice Chair Bowlen requested a discussion on how Committee members share SCAG information with member cities, subregions and cogs. The Committee members agreed this was needed and Chair Robertson thought it would be good to give all new members an orientation of SCAG programs such as the 2% Strategy as part of a new members orientation. Lynn Harris, SCAG staff, stated staff would make time on the next agenda to have such a discussion and she would ask Don Rhodes from Government Affairs to join.

Councilmember Edney announced the upcoming Southwest Compact hearing on April 26, 2006, 1:00 p.m.-5:00 p.m. Mr. Edney reported that he, along with Arnold San Miguel and Linda Jones of the SCAG staff, met with the Mayor of Mexicali and Mexicali has agreed to host the hearing. Mexicali is also hosting the Sister City Convention on the 27<sup>th</sup> of April, Mr. Edney thought this would be a good opportunity to give exposure to the 2% Strategy Program.

Chair Robertson announced that the Sacramento lobby day coming up in the first week March. The Chair asked for member participation because she feels this would be a good experience for each member to participate.

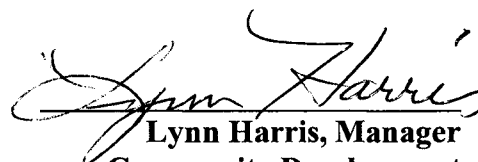
Councilmember Gil Coerper wanted to know how many cities have had open televised sessions on 2% Strategy. Lynn Harris stated she would bring this information to the next meeting.

Councilmember McCallon stated he had been approached about SCAG staff coming to the City of Loma Linda to discuss the RHNA process and they were told the SCAG staff was not yet making RHNA presentations. Lynn Harris responded that SCAG does not have a RHNA underway, nor a budget for RHNA. She stated that Secretary McPeak has assured SCAG the next RHNA will be different from the last one but the program has not yet been defined by the State.

**10.0 ADJOURNMENT**

It was moved by Chair Robertson and seconded by Councilmember Edney to adjourn at 10:50 a.m. motion passed unanimously. The next CEHD meeting will be held March 2, 2006 at the SCAG office.

**Action Minutes Approved by:**

  
**Lynn Harris, Manager  
Community Development**

# MEMO

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**DATE:** February 6, 2006

**TO:** CEHD

**FROM:** Brian Wallace, Associate Regional Planner

**SUBJECT:** An Inclusionary Housing Profile of Seven Southern California Cities

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**SUMMARY:**

The Southern California Association of Non Profit Housing conducted a qualitative study that illustrates how Inclusionary Zoning ordinances have helped the development of housing in seven Southern California cities: Brea, Irvine, Oxnard, Pasadena, Port Hueneme, San Clemente, and Santa Paula.

**BACKGROUND:**

Information that Community Development staff felt the CEHD committee would find interesting and informative.





# SCANPH

## Southern California Association of Non-Profit Housing

3345 Wilshire Boulevard ♦ Suite 1005 ♦ Los Angeles, CA 90010 ♦ PH: 213.480.1249 ♦ FAX: 213.480.1788 ♦ [www.scanph.org](http://www.scanph.org)

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Development Corp.

**RE: An Inclusionary Housing Profile of Seven Southern California Cities**

**Laura Archuleta**  
Secretary  
Jamboree Housing  
Corporation

*Lynn*  
Dear Ms. Harris:

**George Mercer**  
Treasurer  
Community Housing  
Management Services

Enclosed is a qualitative study done by the Southern California Association of Non Profit Housing (SCANPH) illustrating how Inclusionary Zoning (IZ) has helped the productivity of housing development in seven Southern California Cities. The cities include Brea, Irvine, Oxnard, Pasadena, Port Huemene, San Clemente, and Santa Paula.

**Amy Anderson**  
LA Community Design  
Center

The enclosed study finds that Inclusionary Zoning ordinances have not reduced overall housing construction, and indeed are effective in producing affordable homes that would not otherwise have been developed. We concluded that the main factors which affect the efficacy of IZ include development trends, land availability and land-use patterns. Additionally, contents, stringency, clarity and accessibility of an inclusionary zoning policy contribute to the success of IZ.

**Allen Baldwin**  
OC Community Housing  
Corporation

**Neelura Bell**  
Local Initiatives  
Support Corporation

**Lou Bernardy**  
LA Housing Partnership

We are distributing this study to broaden awareness about affordable housing throughout the region. If you have any questions or comments, please contact me at (213) 480-1249 ext. 237.

**Darryl Brown**  
West Angeles  
Community  
Development Corp.

Sincerely,

**Marla Cabildo**  
East LA Community  
Corporation

*Sam Mistrano*

Sam Mistrano  
Deputy Director

**Rebecca Clark**  
So. Cal. Housing  
Development Corp.

**Allen Gross**  
Neighborhood Effort

Cc: Joe Carreras  
Jacob Leib

**Dawkins Hodges**  
Neighborhood Housing  
Services  
of the Inland Empire

**Dora Leong Gallo**  
A Community of  
Friends

**Lez Trujillo**  
ACORN Housing

# **How Does Inclusionary Housing Work? A Profile of Seven Southern California Cities**

**Southern California Association of Non-Profit Housing  
3345 Wilshire Blvd. Suite 1005  
Los Angeles, CA 90010  
[www.scanph.org](http://www.scanph.org)**

December, 2005

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<b>On Common Ground: Joint Principles on Inclusionary Housing Policies</b>	<b>Appendix 1</b>

## Introduction

Inclusionary housing (IH) policies require developers to reserve a certain percentage of housing units for very low, low, and moderate-income households in new residential developments. Over 20% of the jurisdictions in California have adopted IH policies in the form of a local ordinance or General Plan policy.

The Southern California Association of Non Profit Housing (SCANPH) researched 7 Southern California cities that have implemented IH (Brea, Irvine, Oxnard, Pasadena, Port Huemene, San Clemente, and Santa Paula) to get information about the productivity of their policies. We analyzed the inclusionary zoning codes for each of these cities, and spoke directly to city planners and local developers to get an in depth understanding of the specific planning, landuse, and political factors that influence the productivity of the inclusionary housing ordinance in each city. We also looked at how population, land availability, and overall housing development influence the productivity of the inclusionary housing in these cities.

The three major findings that came out of this research are: 1.) IH has not reduced overall housing construction in the cities we studied. 2.) Inclusionary housing policies are effective in producing affordable units that would not otherwise be developed and in providing funding for affordable housing that would not otherwise be available. 3.) Factors that influence the effectiveness of IH in a jurisdiction include: growth in population and development, land availability, landuse trends, the contents, stringency, clarity and accessibility of an inclusionary housing policy, and staff support and political will.

The 7 cities we surveyed vary greatly in population, total number of housing units, and land area.

**Table 1: City Profile – Population, Size of Housing Stock, and Land Area**

City	Population, 2003 estimate	2000 Population	Population, percent change, 2000 to 2003	Housing Units, 2000	Land Area, 2000 (sq. mi.)
Irvine	170,561	143,072	19%	53,711	46
Pasadena	141,114	133,936	5%	54,132	23
San Clemente	57,768	49,936	16%	20,653	18
Oxnard	180,872	170,358	6%	45,166	25
Brea	37,889	35,410	7%	13,327	13
Santa Paula	28,879	28,598	1%	8,341	5
Port Huemene	21,845	21,837	0%	7,908	4.45

Source: U.S. Census Bureau State & County Quick Facts - [quickfacts.census.gov](http://quickfacts.census.gov)

## Inclusionary Housing Does Not Reduced New Housing Construction

IH has not reduced overall housing production in the cities we studied. As seen on Table 1, 5 of the 7 surveyed cities have exceeded their Regional Housing Needs Assessment (RHNA) for the 1998-2005 planning period despite their inclusionary housing requirements. Also, according to staff in the surveyed cities, overall housing development has remained constant since IH was implemented.

**Table 2: The Affects of Inclusionary Housing on Overall Development**

City	New Housing Units Produced 1/1998-6/2004	RHNA Total Construction Need	Building Permit Issuance as a Percent of Total Construction Need
Irvine	18,905	10,782	175%
Pasadena	3,284	1,777	185%
San Clemente	4,788	2,719	176%
Oxnard	3,298	5,083	154%
Brea	1,311	1,052	125%
Santa Paula	107	1,393	8%
Port Huemene	152	254	60%

Source: SCAG Housing Element Compliance and Building Permit Issuance in the SCAG Region, September 2004

One of the main arguments against IH is that it leads to a decrease in new housing production. However, this claim is virtually impossible to prove without considering all of the factors that influence a city's rate of housing production (including population, land availability, the strength of the local housing market, and landuse trends).

For example, of the 7 surveyed cities, Irvine has development the highest number of housing units from 1998 to 2004. Irvine also has the largest population, the highest level of population growth, and the largest land area (See Table 1). In addition, according to Table 3 Irvine has annexed land and rezoned a lot of land from industrial to residential, which has allowed for more development. Pasadena, which has also seen a high amount of development from 1998 to 2004, has a large population and land area. At the same time, Pasadena has rezoned land for residential uses and has also done a great deal of higher density infill and mixed-use development.

Both of the cities that are not meeting their housing needs, Santa Paula and Port Huemene, have a low population, a low rate of population growth, and relatively low total land area (See Table 1). In addition, Port Huemene is built out, making housing production very difficult, and the City of Santa Paula has implemented a slow growth promoting Urban Growth Boundary.

**Table 3: Landuse Trends**

City	Landuse Trends
Irvine	Irvine has annexed land and rezoned a lot of land from industrial to residential, which has allowed for more development.
Pasadena	Pasadena is currently focused on developing its central district. Occasionally small plots of land are rezoned from non-residential to residential uses.
San Clemente	San Clemente is currently focused on increasing mixed use development and identifying the best locations affordable units and condominiums.
Oxnard	N/A
Brea	A lot of land in Brea is privately owned, and the City has to negotiate with land owners in terms of development.
Santa Paula	The City of Santa Paula approved an Urban Growth Boundary, which promotes slow growth in 2000. Currently the City is focused on improving old housing stock and is planning to annex land in the future.
Port Huemene	Port Huemene has experienced low housing production because it is completely built out. The City has 23 acres of vacant land of which only 3.5 acres are zoned residential. Most development in Santa Paula is infill.

**Southern California Association of Non-Profit Housing**

3345 Wilshire Blvd. Suite 1005, Los Angeles, CA 90010 PH: 213-480-1249 [www.scanph.org](http://www.scanph.org)

## Inclusionary Housing Works in Producing Affordable Units

IH has helped to produce affordable housing units that would not otherwise be produced in the most of the cities we looked at. The average number of inclusionary housing units developed in the 7 surveyed cities is 294 units overall and 51 units per year. The highest producing city is Irvine with at an average rate of 200 units per year. The lowest producing cities are Port Huemene and Santa Paula with 0 total units.

**Table 4: Number of Inclusionary Units Produced per Year**

City	Year Mandatory IH was Adopted	Total IH Units Produced	Average Units Produced/Yr.
Irvine	2003	400	200
Pasadena	2001	341	85
San Clemente	1980	1,077	43
Oxnard	1999	90	15
Brea	1993	150	13
Santa Paula	2004	0	0
<b>Average</b>		<b>294</b>	<b>51</b>

\*In 1977 the City of Irvine implemented a voluntary affordable housing program that helped produce over 4,000 units of affordable housing. The City adopted a mandatory inclusionary housing ordinance in 2003, which has produces 200 affordable housing units over the past 2 years.

Because the number of affordable inclusionary housing units developed in these sample cities varies so greatly, the above averages do not accurately represent the average number of inclusionary units that they have produced. As with overall development, there are a number of factors to take into account when considering the number of inclusionary units produced in each individual city. There are special circumstances that contribute to the success or lack of success of IH in the cities we researched. For instance:

- The City of Irvine has highest the number of inclusionary units produced (200 units per year) because the City's objective is to have developers build affordable units, and this fact is reflected in their clearly defined IH policy. Irvine is the only city where the inclusionary requirements apply to all residential developments, regardless of the development size, and projects with 50 units or more are required to build units on-site. (See Table 6). In addition, there is strong political will and support for the policy among the local government. The City also has a unique relation with the Irvine Company, the major developer in the City of Irvine, which has allowed them to get such a large number of affordable units built.
- The City of Santa Paula has not produced any inclusionary units. This may be due to the fact that overall housing development is low in Santa Paula, which has only met 8% of its RHNA (See Table 2). Also, because the City's ordinance was recently adopted in 2004, it is too early to judge its effectiveness.
- Since Port Huemene's mandatory inclusionary housing ordinance was adopted in 1999, no developers have actually developed any inclusionary units. Developers are allowed to pay the in-lieu fees at all times. In addition, According to Table 5, in Port Huemene all inclusionary requirements may be waived at the City's sole discretion, if the applicant can prove that they will render the project infeasible. Port Huemene's IH ordinance has been ineffective in producing units because it is not strongly enforced.

## Inclusionary Housing Provides Funding for Affordable Housing

Inclusionary housing policies provide a major source of funding for affordable housing. For example, the City of Pasadena has collected over \$9 million in in-lieu fees.

**Table 5: Funds Generated from In Lieu Fees**

City	In Lieu Fee (per unit)	Total In-Lieu Fee Funds	Where do In-lieu Fees Go?
Irvine	\$12,471	\$3.3 million	Affordable Housing Trust Fund - funds are used for the production of affordable housing
Pasadena	Scale: a range of charges based on square footage, rental vs. for sale units and municipal sub areas	\$9.5 million	Affordable Housing Trust Fund - funds are used to create affordable housing
San Clemente	\$5,000	\$4 million	Affordable Housing Trust Fund
Oxnard	\$4,578	\$8.6 million	Housing Trust Fund
Brea	Formula: difference between median home price (City of Brea) and affordable home price (Orange County)	\$750,000	Affordable Housing Trust Fund - intend to use in-lieu fees to finish up downtown revitalization/mixed-use development
Santa Paula	Formula: difference between market rate home and	\$0	Funds will go into an Affordable Housing Trust Fund
Port Huemene	\$13,670	\$314,410	Neighborhood Preservation Program: housing rehabilitation, down payment assistance, IDAs)

\*Another \$7,171,023 is due for 6 approved projects at the time of building permit issuance.

There are various methods used to determine the in-lieu fee charge per unit. As seen on Table 5, some cities charge a set amount per unit while others base their fee on a formula. Most of the cities put the funds collected from in-lieu fees into an affordable housing trust fund that is used for the production of affordable housing.

## Factors That Influence the Effectiveness of Inclusionary Housing

The common elements of an inclusionary housing code are: applicability, set-aside requirements, income targeting, and alternatives and incentives. The structure and details of these code elements can have a big influence on the effectiveness of IH in a jurisdiction.

### Code Structure:

- **Applicability:** Most inclusionary housing policies apply to developments with a certain number of units and above. The specified number of units varies greatly among the 7 surveyed cities. In Irvine all residential developments are required to provide affordable units whereas, in Brea, only developments with 20 units or more are required to do so. Santa Paula's ordinance applies specifically to costal developments with 10 units or more.
- **Set Aside Requirements:** Set aside requirements, the percentage of units that must be reserved for affordable housing, ranges from 4% to 25% among the surveyed cities. Although one would assume that cities with higher set aside requirements would be apt to produce more inclusionary units, this is not necessarily the case. For example, San Clemente and Brea have low set aside requirements yet their IH policies have produced more affordable units than Port Huemene which has a set aside requirement of 25%. Some experts say that a set aside of 20% is not feasible in most cities.
- **Income targeting:** Income targeting is extremely varied in the codes we looked at. In San Clemente developers only have to set aside 4% of the development for affordable housing; however the entire 4% is reserved for very low income households. Similarly, Oxnard has targeted only low income households. While San Clemente and Oxnard are very specific about income targeting, focusing on serving the population most in need, cities such as Brea and Port Huemene do not allocate their set aside requirements to any particular income group.
- **Alternatives and Incentives:** Some of the surveyed cities offer a wider variety of on-site development alternatives and incentives than others. According to a recent study by the Non Profit Housing Association of Northern California and the Home Builders Association of Northern California, entitled *On Common Ground: Joint Principles on Inclusionary Housing Policies*, in order to increase effectiveness and efficiency, inclusionary housing programs should provide flexibility and allow a range of alternative methods of providing affordable units. A copy of this study is included in Appendix 1. Also, it is important that incentives are creative and truly useful to the developer. For example, The City of Pasadena (which has very high residential impact fees) offers allows applicants who develop units on-site to pay drastically lower impact fees for the affordable units.

Table 6: Code Structure

City	Applicability	Set Aside Requirement	Income Targeting	On Site Development Alternatives	Incentives
Irvine	All residential developments	15%	5% very low, 5% low, 5% moderate	In lieu fee, land donation, off-site development, conversion of market rate to affordable, extension of affordability	Development standard flexibility, fee waivers, monetary assistance
Pasadena	Developments with 10 units or more	15%	10% low and 5% low or moderate income (rental units only)	In lieu fee, off-site development, land donation	Fee waivers, density bonus, financial assistance for projects that exceed 15% set aside requirement, reduction in impact fees
San Clemente	Developments with 6 units or more	4%	Very low income households	In lieu fees, off-site development, land donation	Development standard flexibility, monetary assistance
Oxnard	Developments with 10 units or more	10%	Low income households	In lieu fee, off-site development, land donation	N/A
Brea	Developments with 20 units or more	10%	Not specified	In lieu fee	Density bonus, development standard flexibility, fee waivers, building code alternatives, fund application assistance, redevelopment set-aside funds
Santa Paula	Costal developments with 10 units or more	25%	15% low, 10% very low	In-lieu fees	Fee waivers
Port Huemene	Developments with 10 units or more	25%	Not specified	In-lieu fees	Flexibility in development standards and design requirements, fee waivers, expedited permit process



# Factors That Influence the Effectiveness of Inclusionary Housing

## Code Clarity and Accessibility

Many IH experts agree that IH policies that are clearly written and user friendly are more likely to be successful. Policies that are only mandatory, based on feasibility tend to be unclear and weaker than straightforward policies that apply to all qualifying applicants. Also, according to shared best practices for successful inclusionary housing programs alternatives and incentives should be authorized in the ordinance for the sake of clarity.

Fittingly, the cities with the most successful IH policies Irvine, Pasadena, and San Clemente have firm unconditional IH requirements and development alternatives that are authorized in their codes. Conversely, Brea and Port Huemene, whose requirements are mandatory, dependent on feasibility, have had fairly unsuccessful policies. Furthermore, Brea and Santa Paula both review on-site development alternatives on a case by case basis, and both cities have a low producing IH programs. Although Port Humene is a low producing city that does authorize alternatives in its code, it is the exception because all developers opt to pay in-lieu fees in this City.

**Table 7: Clarity and Accessibility**

City	Stringency of Requirements	Consideration of on-site development alternatives
Irvine	Mandatory	Projects with less than 50 units are automatically provided with on-site development alternatives.
Pasadena	Mandatory, projects with discretionary approval exempted	Authorized in code; must comply with specific regulations
San Clemente	Mandatory	Authorized in code
Oxnard	Mandatory	An in-lieu fee is an option only if the average price of all units in tract is over \$350,000
Brea	Mandatory, dependent on feasibility: unless the city determines the development of the affordable units does not place an economic burden on the developer or future homeowner	Must submit an affordable housing plan for Planning Commission approval
Santa Paula	Mandatory	Reviewed on case by case basis by planning Commission
Port Huemene	Mandatory, dependent on feasibility: all requirements may be waived, at the City's sole discretion, if the applicant can prove that they will render the project infeasible.	Authorized in code

# Factors That Influence the Effectiveness of Inclusionary Housing

## Staff Support and Political Will

The final factor that influences the success of an IH policy is the level of support coming from city staff and politicians; even community members and developers. Staff and city council members in all 7 cities support inclusionary housing in their cities for various reasons including that: it allows their cities to grow wisely, it will meet the needs of the community, and it helps balance development.\* Specific accounts of support are as follows:

- **Irvine:** Staff told us "In Irvine if developers don't agree with the affordable housing policy they can go build elsewhere". Also, the city council and mayor are very supportive of IH.
- **Pasadena:** the City Council was in favor of adopting an inclusionary housing ordinance because they saw that affordable housing needed to be addressed as new developments arose.
- **San Clemente:** In San Clemente, the ordinance came to be due to the presence of development and a big push from civic and community groups who wanted a certain amount of units to be affordable. Also, the city council is very supportive of San Clemente's Inclusionary Housing Program, and there is not any significant community opposition to because the policy has been in place for a long time. It is seen as a part of development.
- **Oxnard:** The Oxnard city council and planning department are supportive of the ordinance.
- **Brea:** When Brea's Affordable Housing Policy was adopted, it had full support from the city council who believed it would allow the City to have balanced development.
- **Santa Paula:** Santa Paula's inclusionary housing ordinance was staff initiated, and it was also highly supported by the city council and community groups. The ordinance was put in place to meet the growing needs of the community.
- **Port Huemene:** Port Humene's inclusionary housing policy was staff initiated and was supported unanimously by the city council when it was first put into place.

\*Although all 7 cities verbally expressed full support for its IH policy, political will is more accurately expressed through the contents and stringency of a city's IH code.

## **Sources:**

1. Inclusionary Housing in California: 30 Years of Innovation, California Coalition for Rural Housing, Non-Profit Housing Association of Northern California, July, 2003.
2. U.S. Census Bureau State & County Quick Facts - [quickfacts.census.gov](http://quickfacts.census.gov)
3. Southern California Association of Governments Housing Element Compliance and Building Permit Issuance in the SCAG Region, September 2004
4. Estimated 2004 population - <http://www.city-data.com/city/Port-Hueneme-California.html>
5. Non Profit Housing Association of Northern California and the Home Builders Association of Northern California entitled *On Common Ground: Joint Principles on Inclusionary Housing Policies*, July, 2005.
6. Sharing Best Practices for Design and Implementation of Successful Inclusionary Housing Programs, CRA/CAL-AHLFA Housing Conference, Anaheim, CA 2005

# MEMO

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**DATE:** February 15, 2006

**TO:** The Regional Council  
The Community Economic and Human Development Committee  
The Energy and Environment Committee  
The Transportation and Communications Committee

**FROM:** Jeffrey S. Dunn, Government Affairs Analyst  
Phone: (213) 236-1880 E-Mail: [dunn@scag.ca.gov](mailto:dunn@scag.ca.gov)

**SUBJECT:** State Legislative Matrix

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Attached for your information and review is the legislative bill matrix, providing summaries of state legislation relevant to SCAG activities and items of interest.

Included within the matrix are a number of bills that have 'died' due to their failure to pass or to be heard by a legislative committee by the appropriate deadline. Any such bills will be omitted from next month's State Legislative Matrix.

The legislative bills are organized by subject matter for each committee as follows:

- Regional Council – Air Quality, Economic Development, Energy, Environment, Government Bond Bills, Housing Land Use, Solid Waste, Transit, Transportation and Water;
- Community and Economic Development – Economic Development, Housing, and Land Use;
- Energy and Environment Committee – Air Quality, Energy, Environment, Solid Waste, and Water;
- Transportation and Communications Committee – Transportation and Transit.

SCAG Government Affairs staff is monitoring all bills closely and will provide timely updates on the status of bills as they are amended and move through the legislative process.



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CA AB 402      **AUTHOR:** Dymally (D)  
**TITLE:** Borders: Mexico  
**FISCAL COMMITTEE:** no  
**URGENCY CLAUSE:** no  
**INTRODUCED:** 02/15/2005  
**LAST AMEND:** 05/02/2005  
**DISPOSITION:** Pending - Carryover  
**LOCATION:** Senate Government Modernization, Efficiency and Accountability Committee  
**SUMMARY:**  
Relates to existing law the establishes in state government an Office of California-Mexico Affairs and requires the Governor to appoint a director of the office and members to committees that may be established by the office. Clarifies that among th committees the office may establish is a committee, made up of members who do not serve on the commission, for the purpose of advising the office on issues facing groups who are migrating, or have recently migrated, to the state from Mexico.  
**STATUS:**  
05/26/2005      To SENATE Committee on GOVERNMENT MODERNIZATION, EFFICIENCY & ACCOUNTABILITY.  
**Subject:** EconDevel

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CA AB 732      **AUTHOR:** Leslie (R)  
**TITLE:** Economic Development: Neighborhoods  
**INTRODUCED:** 02/17/2005  
**DISPOSITION:** Failed  
**LOCATION:** ASSEMBLY  
**SUMMARY:**  
Enacts the Neighborhood Initiative that would require the Governor to designate an agency that would designate, and annually recertify, 25 renewal communities within the state, subject to specified criteria, to be linked with available federal funding, public or private resources, and specified state resources.  
**STATUS:**  
01/31/2006      From Committee: Filed with the Chief Clerk pursuant to JR 56. Died pursuant to Art. IV, Sec. 10(c) of the Constitution.  
**Subject:** EconDevel

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CA AB 957      **AUTHOR:** Haynes (R)  
**TITLE:** California New Markets Venture Capital Program  
**FISCAL COMMITTEE:** yes  
**URGENCY CLAUSE:** no  
**INTRODUCED:** 02/18/2005  
**LAST AMEND:** 01/04/2006  
**DISPOSITION:** Failed  
**LOCATION:** ASSEMBLY  
**SUMMARY:**  
Enacts the New Markets Venture Capital Program Act of 2005, requires the Business, Transportation and Housing Agency to establish the New Markets Venture Capital Program. Provides the agency would be authorized to enter into participation agreements with eligible New Markets Venture Capital companies and guarantee debentures of the companies to enable them to make developmental venture capital investments in small businesses and community development corporations that contribute to a well-balanced economy.  
**STATUS:**  
01/31/2006      From Committee: Filed with the Chief Clerk pursuant to JR 56. Died pursuant to Art. IV, Sec. 10(c) of the Constitution.

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CA AB 1562      **AUTHOR:** Assembly Jobs, Economic Development and The Economy Committee  
**TITLE:** International Trade  
**FISCAL COMMITTEE:** yes  
**URGENCY CLAUSE:** no  
**INTRODUCED:** 02/22/2005  
**LAST AMEND:** 04/25/2005  
**DISPOSITION:** Failed  
**LOCATION:** ASSEMBLY  
**SUMMARY:**  
Requires the Business, Transportation and Housing Agency to be responsible for coordinating and conducting international trade and investment programs and activities in the state. Sets forth its duties in that regard.

**STATUS:**

01/31/2006

From Committee: Filed with the Chief Clerk pursuant to JR 56. Died pursuant to Art. IV, Sec. 10(c) of the Constitution.

**Subject:**

EconDevel, Transport

CA AB 1833

**AUTHOR:**

Arambula (D)

**TITLE:**

Public Safety Bond Act of 2006 and 2010

**INTRODUCED:**

01/10/2006

**DISPOSITION:**

Pending

**LOCATION:**

ASSEMBLY

**SUMMARY:**

Enacts the Public Safety Bond Act of 2006. Authorizes, for purposes of financing the construction of county jail facilities, the replacement or relocation of facilities that support emergency fire response activities, development of a new state DNA laboratory, renovation or improvement of state correctional facilities and the development of state military facilities.

**STATUS:**

01/10/2006

INTRODUCED.

CA AB 1836

**AUTHOR:**

Daucher (R)

**TITLE:**

Education Facilities Bond Act

**INTRODUCED:**

01/10/2006

**DISPOSITION:**

Pending

**LOCATION:**

ASSEMBLY

**SUMMARY:**

Provides for the issuance of state general obligation bonds in specified amounts to provide school facilities aid to school districts, county superintendents of schools, and county boards of education. Provides aid for public higher education facilities.

**STATUS:**

01/10/2006

INTRODUCED.

CA SB 6

**AUTHOR:**

Ducheny (D)

**TITLE:**

Enterprise Zones: Designation Period

**FISCAL COMMITTEE:**

yes

**URGENCY CLAUSE:**

yes

**INTRODUCED:**

12/06/2004

**LAST AMEND:**

03/07/2005

**DISPOSITION:**

Failed

**LOCATION:**

SENATE

**SUMMARY:**

Relates to the Enterprise Zone Act designations by the Department of Housing and Community Development. Specifies that the designation period of any enterprise zone may total 20 years, subject to certain conditions.

**STATUS:**

01/31/2006

In SENATE. Returned to Secretary of Senate pursuant to Joint Rule 56.

**Position:**

League-Sup 03/11/2005

**Subject:**

EconDevel

CA SB 1164

**AUTHOR:**

Runner G (R)

**TITLE:**

Education Facilities Bond Acts

**INTRODUCED:**

01/10/2006

**DISPOSITION:**

Pending

**LOCATION:**

Senate Education Committee

**SUMMARY:**

Enacts the Kindergarten-University Public Education Facilities Bond Act of 2006. Provides for the issuance of state general obligation bonds to provide school facilities aid to school districts, county superintendents of schools, and county boards of education, and to provide aid for California public higher education facilities.

**STATUS:**

01/19/2006

To SENATE Committee on EDUCATION.

Private file: Housing

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CA AB 957      **AUTHOR:** Haynes (R)  
**TITLE:** California New Markets Venture Capital Program  
**FISCAL COMMITTEE:** yes  
**URGENCY CLAUSE:** no  
**INTRODUCED:** 02/18/2005  
**LAST AMEND:** 01/04/2006  
**DISPOSITION:** Failed  
**LOCATION:** ASSEMBLY  
**SUMMARY:**  
Enacts the New Markets Venture Capital Program Act of 2005, requires the Business, Transportation and Housing Agency to establish the New Markets Venture Capital Program. Provides the agency would be authorized to enter into participation agreements with eligible New Markets Venture Capital companies and guarantee debentures of the companies to enable them to make developmental venture capital investments in small businesses and community development corporations that contribute to a well-balanced economy.  
**STATUS:**  
01/31/2006      From Committee: Filed with the Chief Clerk pursuant to JR 56. Died pursuant to Art. IV, Sec. 10(c) of the Constitution.

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CA AB 1259      **AUTHOR:** Daucher (R)  
**TITLE:** Housing Element: Regional Housing Need  
**FISCAL COMMITTEE:** no  
**URGENCY CLAUSE:** no  
**INTRODUCED:** 02/22/2005  
**LAST AMEND:** 01/04/2006  
**DISPOSITION:** Failed  
**LOCATION:** ASSEMBLY  
**SUMMARY:**  
Authorizes a city, county, or city and county to self-identify its housing elements and any amendments to it if the city, county, or city and county meets or exceeds its regional housing need allocation.  
**STATUS:**  
01/31/2006      From Committee: Filed with the Chief Clerk pursuant to JR 56. Died pursuant to Art. IV, Sec. 10(c) of the Constitution.  
**Subject:** Housing, Revenue/Bond

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CA AB 1367      **AUTHOR:** Evans (D)  
**TITLE:** General Plans: Regional Housing Need  
**INTRODUCED:** 02/22/2005  
**LAST AMEND:** 04/11/2005  
**DISPOSITION:** Failed  
**LOCATION:** ASSEMBLY  
**SUMMARY:**  
Prohibits a state, local or regional agency, or any other governmental entity from enacting regulations applicable to a city or county's fair share of the regional housing need that are contrary to the land use determinations made in compliance with locally adopted land use initiatives.  
**STATUS:**  
01/31/2006      From Committee: Filed with the Chief Clerk pursuant to JR 56. Died pursuant to Art. IV, Sec. 10(c) of the Constitution.  
**Subject:** Housing

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CA SB 1177      **AUTHOR:** Hollingsworth (R)  
**TITLE:** Housing: Density Bonus  
**FISCAL COMMITTEE:** no  
**URGENCY CLAUSE:** no  
**INTRODUCED:** 01/13/2006  
**DISPOSITION:** Pending  
**LOCATION:** Senate Transportation and Housing Committee  
**SUMMARY:**  
Amends existing law which prohibits a city or county from applying a development standard that has the effect of precluding the construction of a development meeting the affordable housing criteria that entitles the developer to a density bonus and incentives or concessions. Deletes the requirement that the developer show that the waiver or modification of development standards is necessary to make the housing units economically feasible.  
**STATUS:**

01/26/2006

To SENATE Committee on TRANSPORTATION AND HOUSING.

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Private file: LandUse

CA AB 590	<b>AUTHOR:</b> <b>TITLE:</b> <b>FISCAL COMMITTEE:</b> <b>URGENCY CLAUSE:</b> <b>INTRODUCED:</b> <b>LAST AMEND:</b> <b>DISPOSITION:</b> <b>LOCATION:</b> <b>SUMMARY:</b>	Walters (R) Eminent Domain: Private Property no no 02/16/2005 09/07/2005 Failed ASSEMBLY Relates to the Eminent Domain Law that authorizes public entities to acquire property only for a public use. Provides that public use does not include the taking or damaging of property for private use, including, but not limited to, the condemnation of property for private economic development.
	<b>STATUS:</b> 01/31/2006 <b>Position:</b> <b>Subject:</b>	From Committee: Filed with the Chief Clerk pursuant to JR 56. Died pursuant to Art. IV, Sec. 10(c) of the Constitution. League-Opp 01/09/2006 LandUse
CA AB 773	<b>AUTHOR:</b> <b>TITLE:</b> <b>FISCAL COMMITTEE:</b> <b>URGENCY CLAUSE:</b> <b>INTRODUCED:</b> <b>LAST AMEND:</b> <b>DISPOSITION:</b> <b>LOCATION:</b> <b>SUMMARY:</b>	Mullin (D) Redevelopment: Referendum yes no 02/18/2005 01/04/2006 Pending Senate Local Government Committee Relates to the Community Redevelopment Law that authorizes the establishment of redevelopment agencies and prescribes certain requirements applicable to referendum petitions circulated in cities and counties with a certain population, relating to a redevelopment plan that is subject to referendum. Makes these requirements applicable to referendum petitions circulates in all cities and counties.
	<b>STATUS:</b> 02/02/2006 <b>Subject:</b>	To SENATE Committee on LOCAL GOVERNMENT. Housing
CA AB 921	<b>AUTHOR:</b> <b>TITLE:</b> <b>FISCAL COMMITTEE:</b> <b>URGENCY CLAUSE:</b> <b>INTRODUCED:</b> <b>DISPOSITION:</b> <b>LOCATION:</b> <b>SUMMARY:</b>	Daucher (R) Redevelopment yes no 02/18/2005 Failed ASSEMBLY Authorizes a redevelopment agency to amend its redevelopment plan to extend the time limit on the plan's effectiveness for an additional 25 years without making new finding of blight.
	<b>STATUS:</b> 01/31/2006 <b>Subject:</b>	From Committee: Filed with the Chief Clerk pursuant to JR 56. Died pursuant to Art. IV, Sec. 10(c) of the Constitution. LandUse
CA AB 1387	<b>AUTHOR:</b> <b>TITLE:</b> <b>FISCAL COMMITTEE:</b> <b>URGENCY CLAUSE:</b> <b>INTRODUCED:</b> <b>LAST AMEND:</b> <b>DISPOSITION:</b> <b>LOCATION:</b> <b>SUMMARY:</b>	Jones (D) CEQA Residential Infill Projects yes no 02/22/2005 01/13/2006 Pending Senate Environmental Quality Committee Provides that, if a residential project, not exceeding 100 units, with a specified residential density, or an infill site, in an urbanized area is in compliance with the traffic, circulation, and transportation policies of the general plan and applicable local ordinances. Provides the local government is not required to comply with specified requirements with respect to making any findings regarding the significant environmental effects from the project on traffic.

**STATUS:**

02/02/2006

To SENATE Committee on ENVIRONMENTAL QUALITY.

**Position:**

League-Sup 04/20/2005

CA AB 1450

**AUTHOR:** Evans (D)  
**TITLE:** Land Use: Density Bonus  
**INTRODUCED:** 02/22/2005  
**LAST AMEND:** 04/04/2005  
**DISPOSITION:** Failed  
**LOCATION:** ASSEMBLY  
**SUMMARY:**

Requires units targeted for moderate income households to be affordable at a rent that does not exceed 30% of 120% of the medium income. Provides that when a unit targeted for moderate income households is sold, the act would require the local government to either require restrictions and conditions on the resale to ensure the continued affordability to and occupancy by households of moderate income for at least 30 years or permit the seller certain options.

**STATUS:**

01/31/2006

From Committee: Filed with the Chief Clerk pursuant to JR 56. Died pursuant to Art. IV, Sec. 10(c) of the Constitution.

**Position:**

League-Sup 01/09/2006

**Subject:**

Housing, LandUse

CA ACA 22

**AUTHOR:** La Malfa (R)  
**TITLE:** Eminent Domain: Condemnation Proceedings  
**FISCAL COMMITTEE:** yes  
**URGENCY CLAUSE:** no  
**INTRODUCED:** 07/13/2005  
**LAST AMEND:** 01/26/2006  
**DISPOSITION:** Pending  
**LOCATION:** Assembly Housing and Community Development Committee  
**SUMMARY:**

Proposes an amendment to the Constitution to provide that private property may be taken or damaged only for a stated public use and may not be taken or damaged without the consent of the owner for purposes of economic development, increasing tax revenue, or any other private use, nor for maintaining the present use by a different owner. Provides if the property ceases to be used for the public use, the former owner has the right to reacquire the property. Provides for appraisal of the property.

**STATUS:**

01/26/2006

From ASSEMBLY Committee on HOUSING AND COMMUNITY DEVELOPMENT with author's amendments.

01/26/2006

In ASSEMBLY. Read second time and amended. Re-referred to Committee on HOUSING AND COMMUNITY DEVELOPMENT.

**Position:**

League-Opp 08/22/2005

**Subject:**

LandUse

CA SB 44

**AUTHOR:** Kehoe (D)  
**TITLE:** General Plans: Air Quality Element  
**FISCAL COMMITTEE:** yes  
**URGENCY CLAUSE:** no  
**INTRODUCED:** 01/04/2005  
**LAST AMEND:** 05/17/2005  
**DISPOSITION:** Pending  
**FILE:** A-43  
**LOCATION:** Assembly Inactive File  
**SUMMARY:**

Requires the legislative body of each city and county located in specified areas to either adopt an air quality element as part of its general plan or amend the appropriate elements of its general plan to include data and analysis, comprehensive goals, policies, and feasible implementation strategies to improve air quality no later than one year from the date specified for the next revision of its housing elements that occurs after a specified date. Requires cities and counties to comply by a certain date.

**STATUS:**

01/17/2006

In ASSEMBLY. Reconsideration granted.

01/17/2006

In ASSEMBLY. To Inactive File.

**Subject:**

AirQuality, LandUse

CA SB 53

**AUTHOR:**

Kehoe (D)

**TITLE:** Redevelopment  
**INTRODUCED:** 01/10/2005  
**LAST AMEND:** 08/15/2005  
**DISPOSITION:** Pending - Carryover  
**LOCATION:** Assembly Local Government Committee  
**SUMMARY:**

Requires redevelopment plans to contain a description of the agency's program to acquire real property by eminent domain, including prohibitions, if any, on the use of eminent domain, and a time limit for the commencement of eminent domain proceedings. Provides that by requiring a redevelopment agency that has adopted a final redevelopment plan on or before July 1, 2006, to amend that plan, this bill imposes a state-mandated local program.

**STATUS:**

08/15/2005 From ASSEMBLY Committee on LOCAL GOVERNMENT with author's amendments.

08/15/2005 In ASSEMBLY. Read second time and amended. Re-referred to Committee on LOCAL GOVERNMENT.

**Subject:** Transport

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CA SB 153

**AUTHOR:** Chesbro (D)  
**TITLE:** Clean Water, Safe Parks, Coastal Protection  
**FISCAL COMMITTEE:** yes  
**URGENCY CLAUSE:** no  
**INTRODUCED:** 02/08/2005  
**LAST AMEND:** 09/02/2005  
**DISPOSITION:** Pending - Carryover  
**LOCATION:** Assembly Appropriations Committee  
**SUMMARY:**

Enacts the California Clean Water, Safe Neighborhood Parks, and Coastal Protection Act of 2006. Authorizes for the purposes of financing a program for the acquisition, development, improvement, preservation, rehabilitation, and restoration of agricultural, coastal, cultural, forest, historical, park, recreational and water resources in the state, the issuance of bonds, pursuant to the General Obligation Bond Law, of bonds in a specified amount.

**STATUS:**

09/02/2005 From ASSEMBLY Committee on APPROPRIATIONS with author's amendments.

09/02/2005 In ASSEMBLY. Read second time and amended. Re-referred to Committee on APPROPRIATIONS.

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CA SB 832

**AUTHOR:** Perata (D)  
**TITLE:** CEQA: Infill Development  
**INTRODUCED:** 02/22/2005  
**LAST AMEND:** 05/04/2005  
**DISPOSITION:** Pending  
**FILE:** 163  
**LOCATION:** Assembly Third Reading File  
**SUMMARY:**

Relates to infill development under the California Environmental Quality Act. Provides an alternative to infill criteria if the site is located in a city with a population of more than 200,000 persons, the site is not more than 10 acres, and the project does not have less than 200 or more than 300 residential units, as adopted by a resolution of the city council.

**STATUS:**

01/23/2006 In ASSEMBLY. From Inactive File. To third reading.

**Position:** CALCOG-Sup, SCAG-Sup 06/02/2005

**Subject:** Housing, LandUse

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CA SB 927

**AUTHOR:** Lowenthal (D)  
**TITLE:** General Plans: Transportation Elements  
**INTRODUCED:** 02/22/2005  
**DISPOSITION:** Pending - Carryover  
**LOCATION:** Assembly Local Government Committee  
**SUMMARY:**

Renames the circulation element the transportation element and make other technical and conforming changes. Requires a general plan to include a statement of development policies and, among other elements, a circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and military airports and ports, and other local public utilities and facilities, all correlated with the land use element of the plan.

**STATUS:**

05/16/2005

**Subject:**To ASSEMBLY Committees on LOCAL GOVERNMENT and TRANSPORTATION.  
LandUse, Transport

CA SB 948

**AUTHOR:**

Murray (D)

**TITLE:**

Environmental Impact Reports

**INTRODUCED:**

02/22/2005

**DISPOSITION:**

Failed

**LOCATION:**

SENATE

**SUMMARY:**

Requires a lead agency to prepare a short form environmental impact report for a project subject to California Environmental Quality Act if the lead agency has determined that the project meets specified criteria, including that the project consists of a residential development combined with one or more qualified urban uses, as defined, is located within the boundaries of an incorporated city or within an unincorporated area designated in an approval local general plan for residential development.

**STATUS:**

02/01/2006

**Subject:**In SENATE. Returned to Secretary of Senate pursuant to Joint Rule 56.  
Housing, LandUse

CA SB 968

**AUTHOR:**

Torlakson (D)

**TITLE:**

Land Use Planning: General Plans

**FISCAL COMMITTEE:**

no

**URGENCY CLAUSE:**

no

**INTRODUCED:**

02/22/2005

**LAST AMEND:**

05/05/2005

**DISPOSITION:**

Pending - Carryover

**LOCATION:**

Assembly Local Government Committee

**SUMMARY:**

Relates to the Planning and Zoning Law that requires each city, county or city and county to prepare and adopt a general plan for its jurisdiction that contains certain mandatory elements, including a circulation consisting of general location and extent of existing and proposed major thoroughfares, transportation routes, terminals any military airport and port and other public utilities and facilities. Renames the circulation element the transportation element.

**STATUS:**

06/02/2005

**Position:**To ASSEMBLY Committees on LOCAL GOVERNMENT and TRANSPORTATION.  
League-Sup 04/11/2005**Subject:**

Housing, LandUse

CA SCA 15

**AUTHOR:**

McClintock (R)

**TITLE:**

Eminent Domain: Condemnation Proceedings

**FISCAL COMMITTEE:**

yes

**URGENCY CLAUSE:**

no

**INTRODUCED:**

07/13/2005

**LAST AMEND:**

08/23/2005

**DISPOSITION:**

Pending - Carryover

**LOCATION:**

Senate Judiciary Committee

**SUMMARY:**

Amends provisions of the Constitution authorizing governmental entities to take or damage private property for public use. Provides that private property may be taken or damaged only for a stated public use. Also requires the property to be owned and occupied by the condemnor and used only for the stated purpose. Provides that if the property ceases to be used for the stated public use, the former owner has the right to reacquire the property. Requires a county assessor to appraise the reacquired property.

**STATUS:**

08/30/2005

08/30/2005

**Position:**

In SENATE Committee on JUDICIARY: Failed passage.

In SENATE Committee on JUDICIARY: Reconsideration granted.

**Subject:**

League-Opp 08/22/2005

LandUse

# MEMO

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**DATE:** 14 February 2006  
**TO:** CEHD  
**FROM:** Brian Wallace, Associate Regional Planner  
**SUBJECT:** Intergovernmental Review

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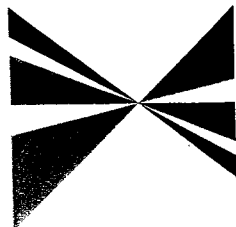
## **SUMMARY:**

The attached letter is SCAG's formal comments on the Notice of Preparation for a Draft Environmental Impact Report for the KernCOG RTP update. A product of a collaborative review process within the Planning and Programming Department at SCAG, the letter spells out expectations and interests that our two regions should consider collectively.

## **BACKGROUND:**

At the January CEHD meeting, staff agreed to update the committee more regularly of significant projects either within or that affect the SCAG region. We will continue to bring the committee updates as this and other projects come to our attention so that committee members are better informed about such projects and efforts.

SOUTHERN CALIFORNIA



**ASSOCIATION OF  
GOVERNMENTS**

**Main Office**

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www.scag.ca.gov

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Dispenza, Palmdale • Judy Dunlap, Inglewood •  
Rae Gabelich, Long Beach • David Galin, Downey  
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Reyes, Los Angeles • Bill Rosendahl, Los Angeles  
• Greig Smith, Los Angeles • Tom Sykes, Walnut •  
Paul Talbot, Alhambra • Sidney Tyler, Pasadena •  
Tonia Reyes Uranga, Long Beach • Antonio  
Villaraigosa, Los Angeles • Dennis Washburn,  
Calabasas • Jack Weiss, Los Angeles • Herb J.  
Wesson, Jr., Los Angeles • Dennis Zine, Los  
Angeles

**Orange County:** Chris Norby, Orange County •  
Christine Barnes, La Palma • John Beauman,  
Brea • Lou Bone, Tustin • Art Brown, Buena Park  
• Richard Chavez, Anaheim • Debbie Cook,  
Huntington Beach • Cathryn DeYoung, Laguna  
Niguel • Richard Dixon, Lake Forest • Mari Lynn  
Poe, Los Alamitos • Tod Ridgeway, Newport  
Beach

**Riverside County:** Jeff Stone, Riverside County •  
Thomas Buckley, Lake Elsinore • Bonnie  
Flickinger, Moreno Valley • Ron Loveridge,  
Riverside • Greg Pettis, Cathedral City • Ron  
Roberts, Temecula

**San Bernardino County:** Gary Ovitt, San  
Bernardino County • Lawrence Dale, Barstow •  
Paul Eaton, Montclair • Lee Ann Garcia, Grand  
Terrace • Tim Jasper, Town of Apple Valley • Larry  
McCallon, Highland • Deborah Robertson, Rialto  
• Alan Wapner, Ontario

**Ventura County:** Judy Mikels, Ventura County •  
Glen Becerra, Simi Valley • Carl Morehouse, San  
Buenaventura • Toni Young, Port Hueneme

**Orange County Transportation Authority:** Lou  
Correa, County of Orange

**Riverside County Transportation Commission:**  
Robin Lowe, Hemet

**Ventura County Transportation Commission:**  
Keith Millhouse, Moorpark

12 January 2006

Mr. Ronald Brummett  
Executive Director  
Kern Council of Governments  
1401 19<sup>th</sup> Street, Suite 300  
Bakersfield, CA 93301

RE: **SCAG Comments on the Notice of Preparation of a Draft Environmental Impact  
Report for the 2006 revision of the Destination 2030 Regional Transportation  
Plan  
SCAG No. I 20050801**

Dear Mr. Brummett:

Thank you for submitting the Notice of Preparation of a Draft Environmental Impact Report for the above-mentioned plan to the Southern California Association of Governments (SCAG) for review and comment. SCAG's responsibility as the region's clearinghouse per Executive Order 12372 includes the implementation of California Environmental Quality Act (CEQA) §15125 [d]. This legislation requires the review of local plans, projects and programs for consistency with regional plans.

SCAG appreciates the opportunity to comment on Kern CoG's Regional Transportation Plan and, as an adjacent region with similar interests and concerns, offers the following comments:

**Water Resources**

1. The proposed Environmental Impact Report (EIR) should encourage "watershed management" programs and strategies. Programs and strategies should include the investigation of watershed management opportunities that maximize capture of local rainfall with all of the proposed transit projects, eliminate incremental increase inflows to the storm drain systems, and provided filtering of flows to capture contaminants.
2. Additionally, and consistent with SCAG policies, the document should introduce mitigation measures that support the protection of vital resources such as wetlands, groundwater recharge areas, woodlands, production lands, and land containing unique and endangered plants and animals.

**Solid and Hazardous Waste**

1. The California Solid Waste Reuse and Recycling Access Act of 1991, as amended, requires each development project to provide an adequate storage area for collection and removal of recyclable materials. The environmental document should include and discuss standards to provide adequate recyclable storage areas for the collection and/or storage of recyclable materials from future transit projects.
2. In addition, the document shall introduce mitigation measures that encourage local jurisdictions to continue to adopt programs to comply with state solid waste diversion rate mandates and, where possible, encourage further recycling.

DOCS # 117865v1

Transportation and Land Use

1. Similar to and consistent with SCAG's Compass Growth Vision, please explain how the Kern RTP will incorporate any alternative growth pattern scenarios that meet economic, quality of life and growth goals with minimal transportation and environmental impacts.
2. Please evaluate and discuss plans for travel corridors to/from SCAG region (especially Los Angeles and San Bernardino Counties) including but not limited to: I-5, SR-14, SR-58, US-395 for people and goods movement.
3. Please evaluate and discuss plans for all public transportation corridors to/from SCAG region including bus, commuter rail and high speed rail.
4. Consistent with the 2004 SCAG RTP, please consider Palmdale Airport improvements as part of any aviation system plan.
5. Please address any relevant multi-regional issues found in SCAG's Goods Movement Action Plan.

SCAG looks forward to following the progress of this significant plan update in Southern California. Further information on relevant SCAG plans and policies can be found at [www.scag.ca.gov](http://www.scag.ca.gov). Please provide a minimum of 45 days for SCAG to review the EIR when this document is available. If you have any questions regarding the included comments, please contact me at (213) 236-1851. Thank you.

Sincerely,



Brian Wallace  
Associate Regional Planner  
Intergovernmental Review

# REPORT

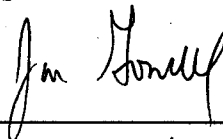
**DATE:** March 2, 2006

**TO:** Community, Economic and Human Development Committee (CEHD)  
Energy and Environment Committee (EEC)  
Transportation and Communication Committee (TCC)

**FROM:** Communication & Membership Subcommittee

**SUBJECT:** 2006 Regional Champion Awards

**EXECUTIVE DIRECTOR'S APPROVAL:**



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## RECOMMENDED ACTION:

Discuss and nominate candidates for consideration as your policy committee's 2006 Regional Champion.

## SUMMARY:

Last year SCAG established the Regional Champion Awards to acknowledge the outstanding achievements of non-elected individuals for their service to the region. The inaugural Regional Champions honored at last year's General Assembly at the Los Angeles Athletic Club were:

- Randall W. Lewis, selected by the Community, Economic and Human Development Committee (CEHD),
- Kay Martin, selected by the Energy and Environment Committee (EEC), and
- Tony Valdez, selected by the Communication & Membership Subcommittee.

Again this year, each of SCAG's three policy committees, plus the Communication & Membership Subcommittee, has an award to bestow upon a leader in one of their areas of focus. For example, TCC may choose to recognize a regional leader in Goods Movement, EEC might identify a dedicated regionalist in Water issues, or CEHD may select a leader in the area of Housing Element Reform. Remember that this is one time when we honor citizens, not elected officials.

## Selection Process:

- Please have discussions and/or nominations at your March committee meetings.
- At your April committee meeting, the candidate nominations should be reviewed and consensus reached on your one nominee. Your committee report at the April Regional Council meeting should announce your recommended Regional Champion recipient and seek the approval of the RC. If you have no nominee, no award will be given.
- Winners will be notified and invited to be recognized at our May General Assembly.

Thanks for your active participation in this opportunity to recognize regional service and leadership.

## FISCAL IMPACT:

There is no fiscal impact.



# MEMO

**DATE:** 3/2/2006

**TO:** Community, Economic & Human Development (CEHD) Committee

**FROM:** Mark Butala, Compass Project Manager, [butala@scag.ca.gov](mailto:butala@scag.ca.gov), 213-236-1945

**SUBJECT:** Compass 2% Strategy Implementation Update

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## SUMMARY:

John Fregonese of Fregonese Calthorpe Associates and consultant for SCAG will present to the Committee to review on-going efforts as part of the “Compass 2% Strategy Implementation, Integration with Growth Forecasting, and Input to the 2008 RTP Update” contract.

## BACKGROUND:

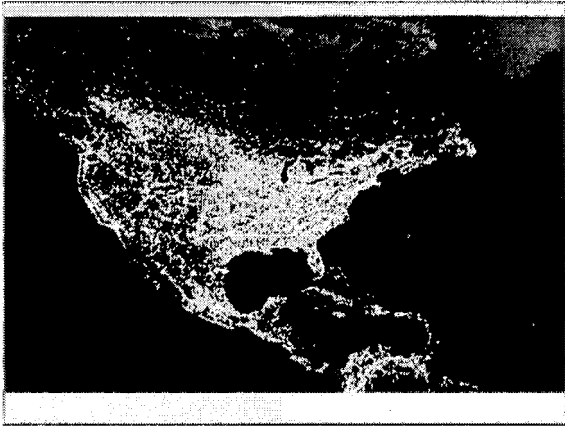
John Fregonese will present to the Committee to review on-going efforts as part of the “Compass 2% Strategy Implementation, Integration with Growth Forecasting, and Input to the 2008 RTP Update” contract. As there are several new members that were not on the committee during the Compass Visioning that was undertaken during 2003, Mr. Fregonese will include a brief overview and background of the Compass Vision in addition to current implementation efforts. The presentation will include:

- **Regional visioning** – While many activities are best handled at the city level, no city in the Southland is an island; each relies on its partners for success.
- **The Compass Vision** – The Compass Vision and resulting 2% strategy has demonstrated significant benefits both regionally and locally. Mr. Fregonese will provide a brief recap of some of the potential land use and transportation benefits.
- **Compass Principles** – The 2% Strategy is built upon four main principles: *Mobility, Livability, Prosperity* and *Sustainability*. The presentation will highlight these principles and describe how they shape the vision and implementing strategies.
- **The 2% Strategy** – The Compass Vision illustrates how the region’s investment in roads and transit can be more efficiently utilized. The result is a vision in which relatively small areas of land can be planned or reshaped to create vibrant local places while simultaneously producing regional benefits in transportation and air quality.
- **Implementing the 2% Strategy** – The “Compass 2% Strategy Implementation, Integration with Growth Forecasting, and Input to the 2008 RTP Update” project comprises 4 key components:
  - *Component A* - Compass 2% Strategy refinement, implementation, consensus building and program marketing, including further development of the SCAG subregional program.
  - *Component B* - Develop partnerships with local governments, developers, non-profits, banking industry, etc. to initiate and complete 25-30 demonstrations projects throughout the SCAG region. Mr. Fregonese will discuss some of the types of assistance being offered and projects currently underway.
  - *Component C* - Develop a web-based interactive data and mapping tool for five counties acting as an extension of the existing LA LOTS program.

# MEMO

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- *Component D* - The Compass scenario building process will be used to provide a GIS (computerized map) based interpretation of the forecast at a small scale, allowing the allocation to be evaluated by SCAG, local governments, and other interested parties. A workshop process will then be utilized to review and accept suggestions for alternative scenarios. An interactive and open format will be used in development of the RTP land use base, and to foster understanding of the updated 2% Strategy.



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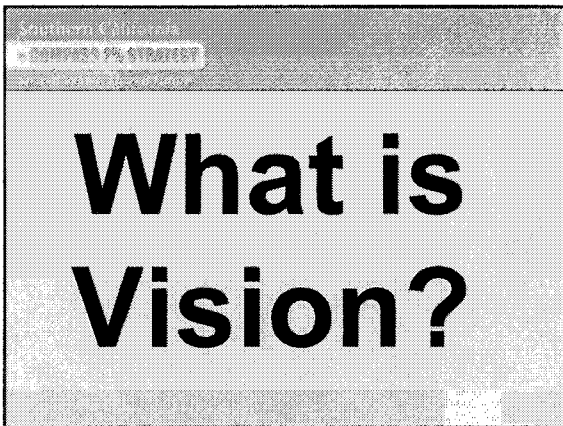
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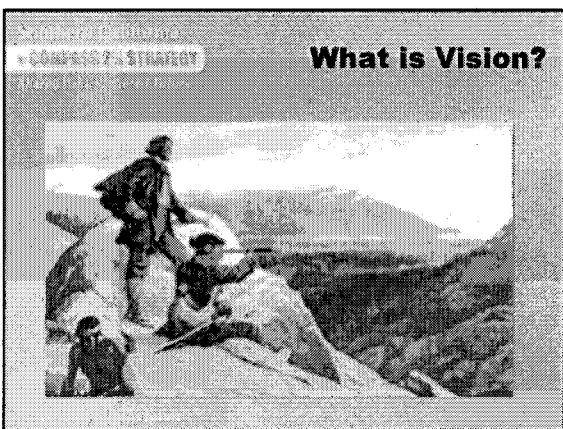
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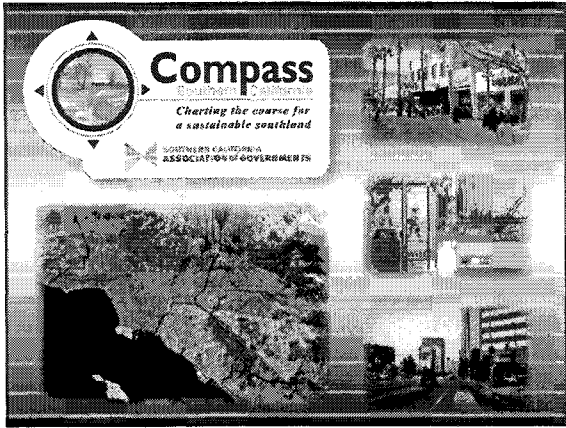
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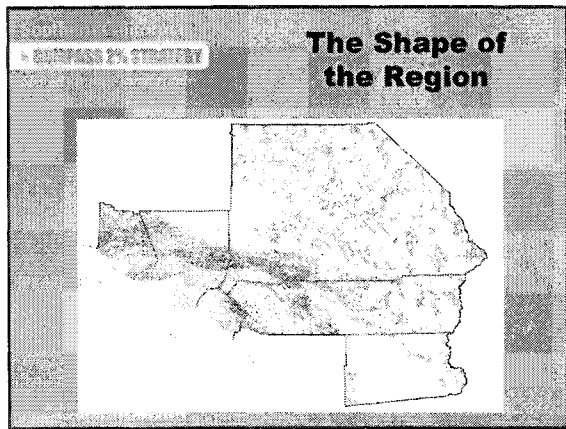
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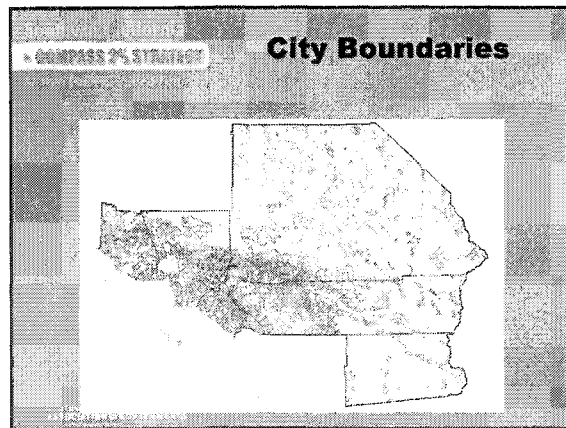
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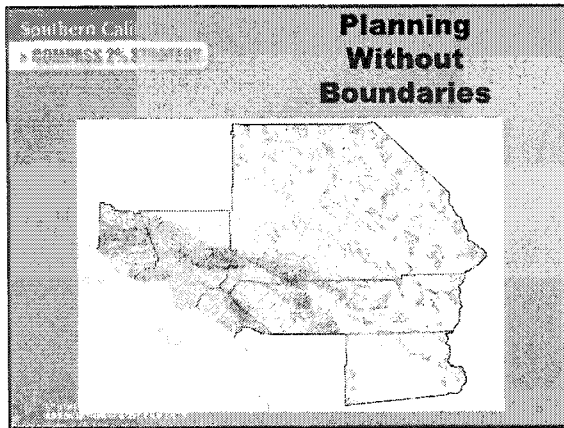
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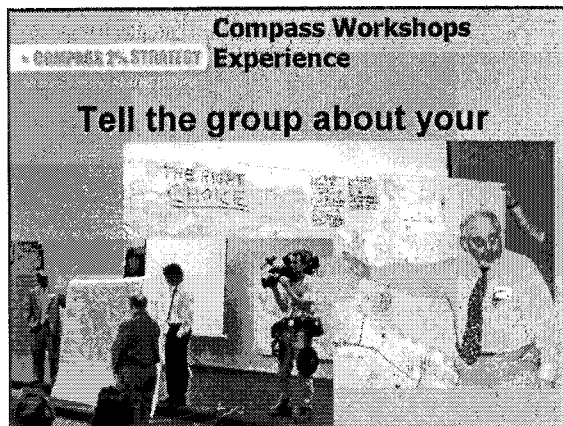
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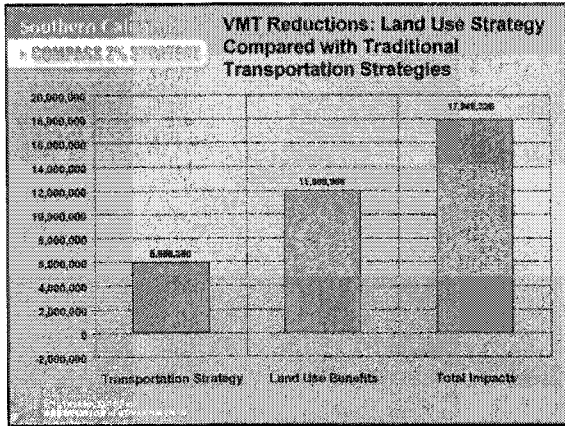
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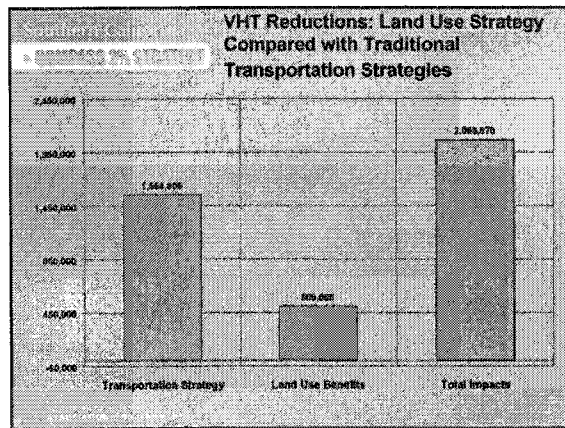
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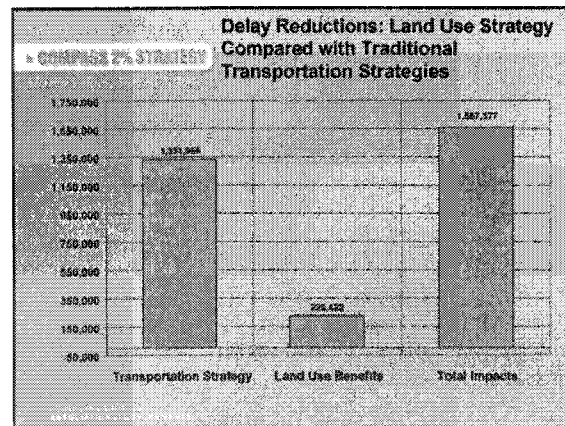
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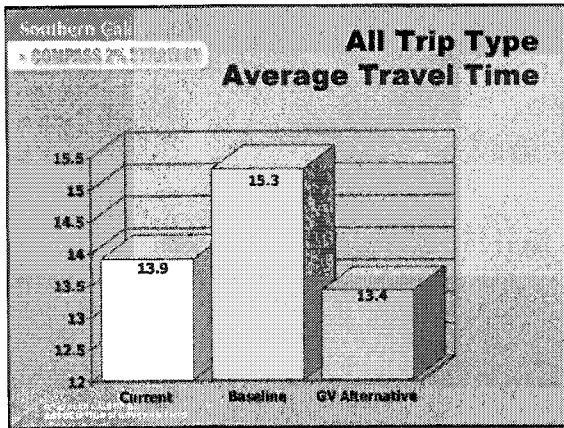
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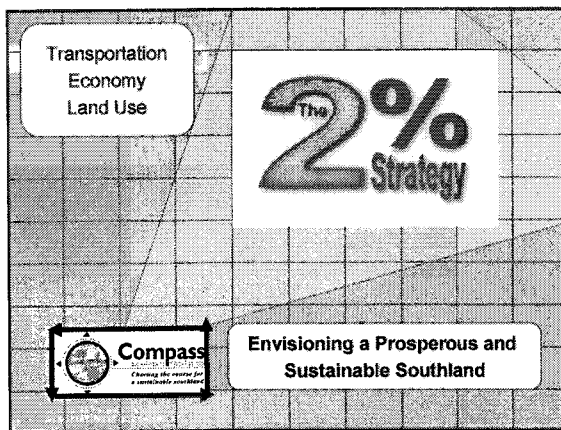
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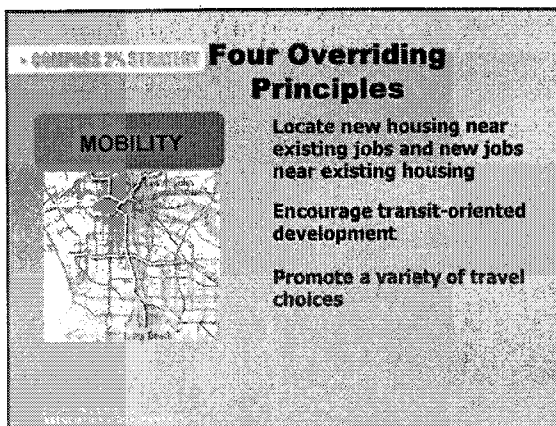
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Southern California  
**COMPASS 21 STRATEGY**

**Four Overriding Principles**

**LIVABILITY**



- Promote infill development and redevelopment to revitalize existing communities
- Promote mixed-use development
- Promote walkable communities

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Southern California  
**COMPASS 21 STRATEGY**

**Four Overriding Principles**

**PROSPERITY**



- Provide, in each community, a variety of housing types to meet the needs of all income levels
- Support educational opportunities that promote balanced growth
- Ensure environmental justice

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Southern California  
**COMPASS 21 STRATEGY**

**Four Overriding Principles**

**SUSTAINABILITY**



- Preserve rural, agricultural and environmentally sensitive areas
- Focus development in urban centers
- Develop strategies to accommodate growth that use resources efficiently, eliminate pollution and reduce waste

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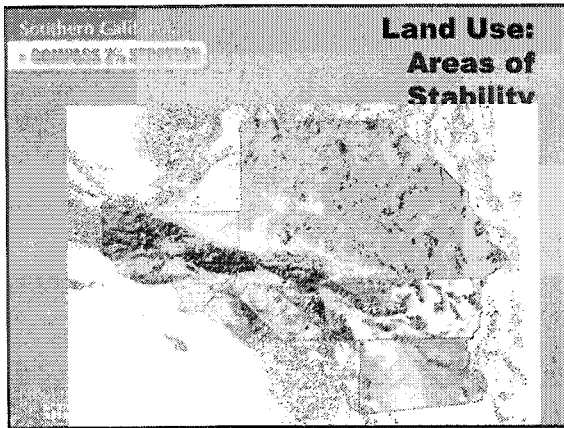
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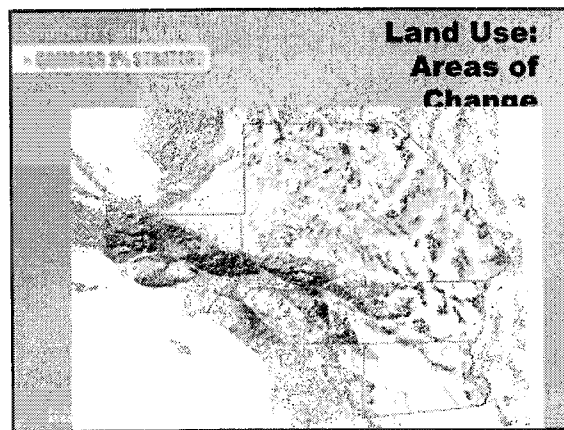
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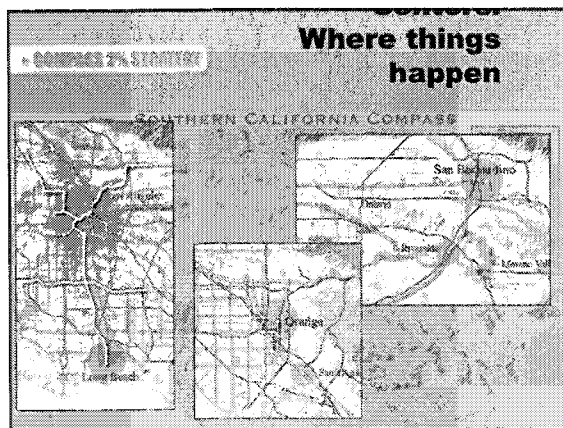
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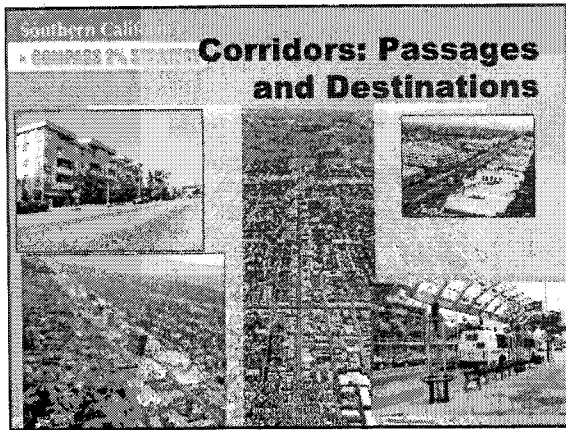
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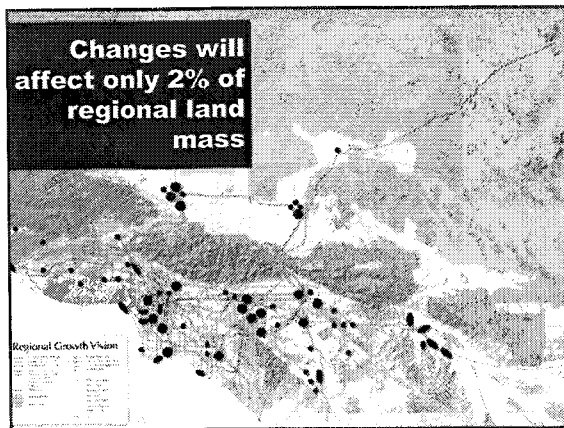
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**COMPASS 2% STRATEGY**      **2006-2007 Program**

- Component A: 2% Strategy refinement, implementation, & program marketing
- Component B: Develop partnerships to initiate and complete 25-30 Demonstration Projects throughout the SCAG region
- Component C: Develop a web-based interactive data and mapping tool for 5 counties similar to and compatible with the existing LA LOTS program
- Component D: Assist SCAG staff in the development of the 2007 Growth Forecast

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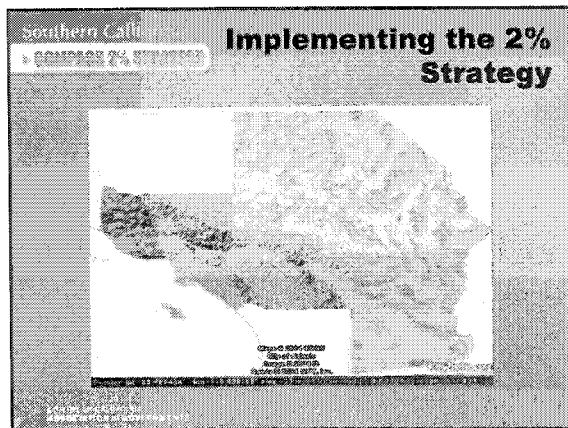
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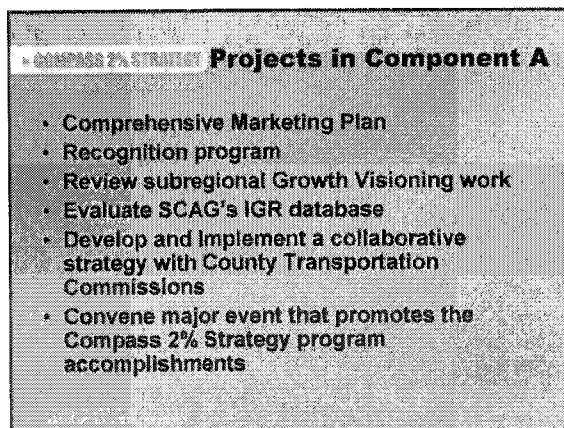
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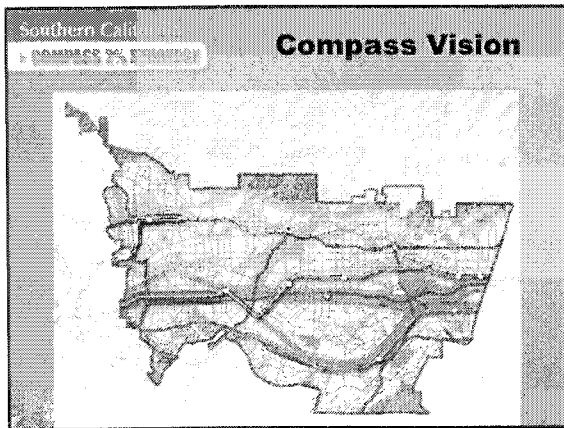
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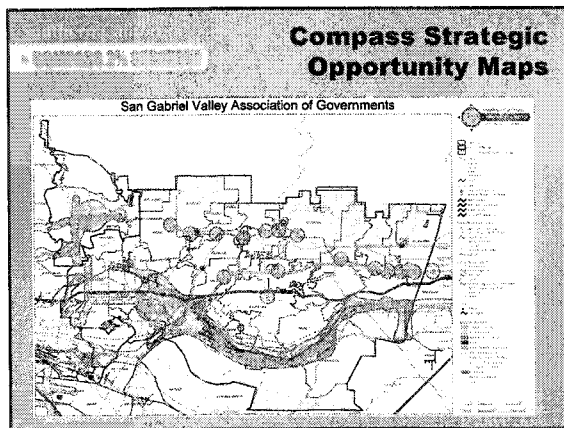
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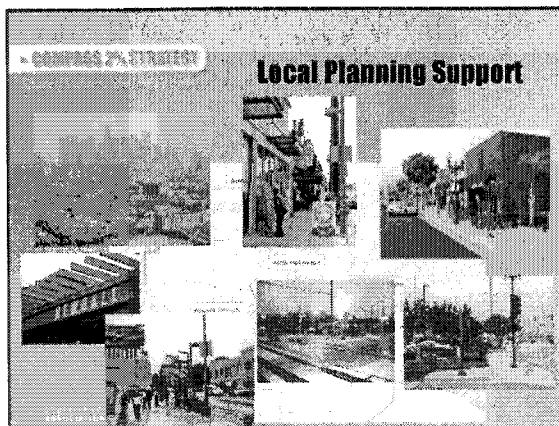
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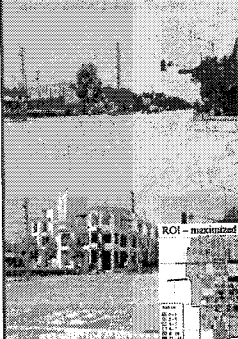
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Southern Calif  
 > COMPASS 2% STRATEGY



**Component B:**  
 Develop partnerships  
 with local  
 governments,  
 developers, non-  
 profits, etc. to initiate  
 and complete 25-30  
 Demonstration  
 Projects throughout  
 the SCAG region

ROI - maximized conditions

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25-30 Demonstration Projects  
 throughout the SCAG region

- Bottom-up Approach
  - Develop engaged partners
  - Must be reality based
  - Opportunity to innovate and set standards
- Leverage Resources
  - Expand participation
  - Enhance funding base
- Manage Resources
  - Experienced Project Teams

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**Choosing from a  
 Suite of  
 Services**

- Fregonese Calthorpe Associates - Planning
- The Planning Center - Planning
- Arellano and Associates - Public Outreach
- Kimley Horn Associates - Transportation
- Solimar - Analysis, GIS
- Calthorpe Associates - Urban Design

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Southern California  
**CHOOSING FROM A SUITE OF SERVICES**

- Tipping Point Analysis
- Redevelopment strategy
- Small site workshops
- Urban design solutions
- Development of code amendments
- Public Involvement
- Photo simulations
- Economic development strategies
- Transit Studies
- Parking Analysis
- Funding Strategies

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Southern California  
**Parking Analysis**

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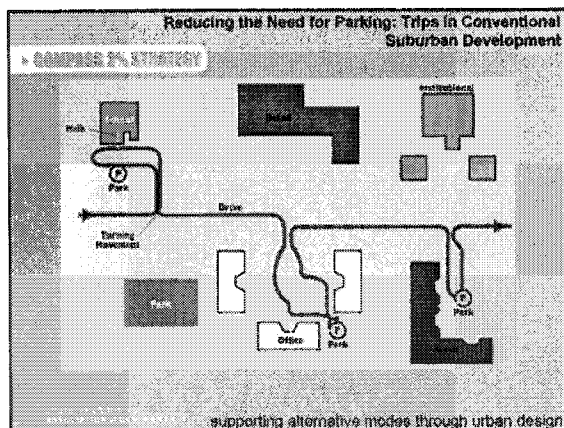
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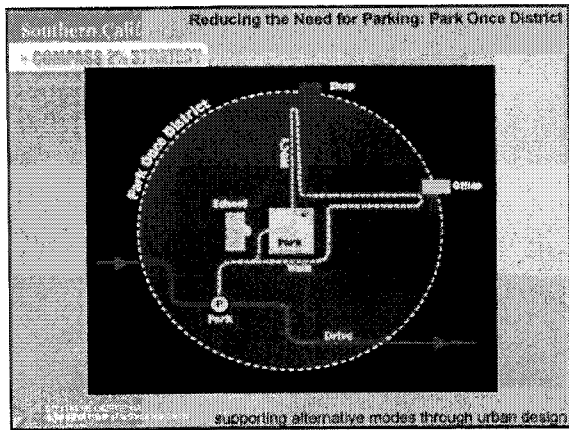
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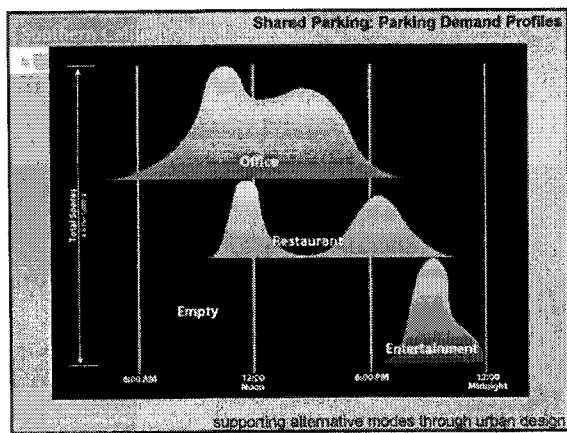
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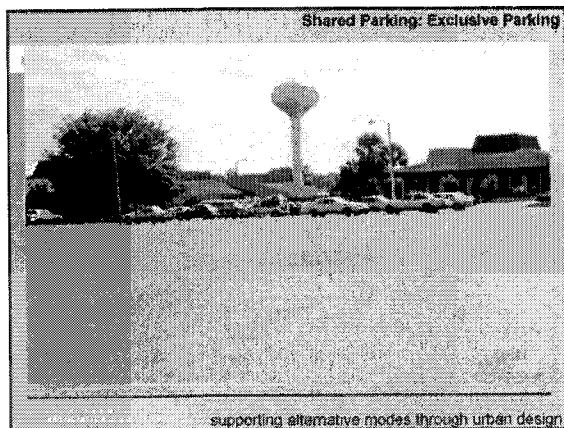
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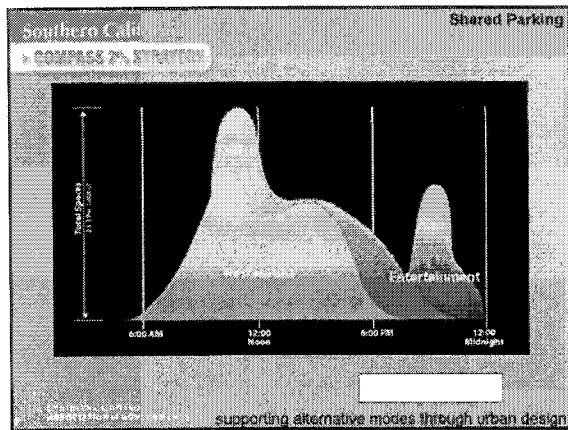
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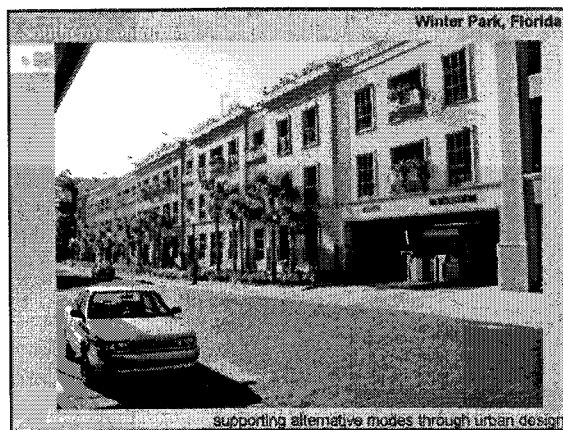
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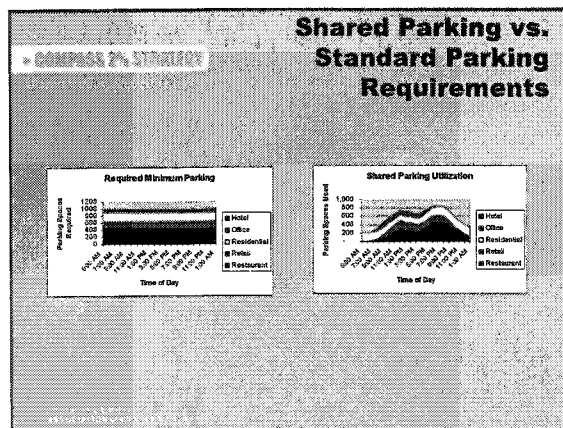
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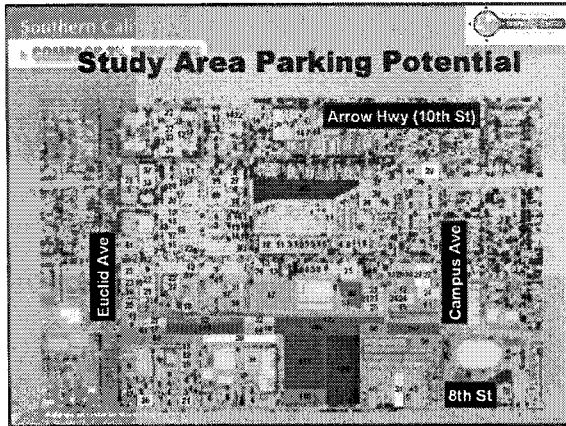
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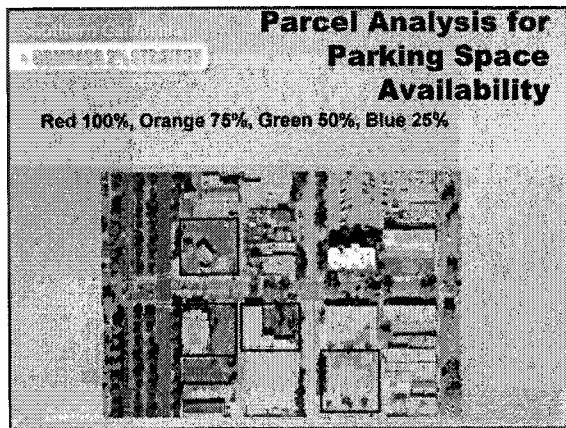
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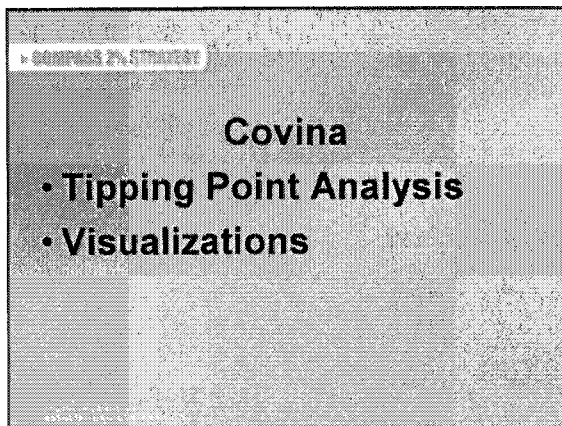
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Southern California  
**REDEVELOPMENT FORMULA**

**Redevelopment Formula**

- A potential redevelopment project (private) produces more income, annually, than expense.
- $\text{Income (rent)} = \Sigma \text{ Residential Rents} + \Sigma \text{ Commercial Rents}$
- $\text{Expense (cost)} = \Sigma \text{ acquisition, demolition, construction, misc. costs}$
- $\text{Income} > \text{Expense} = \text{potential to redevelop}$

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**Return on Investment Using GIS**

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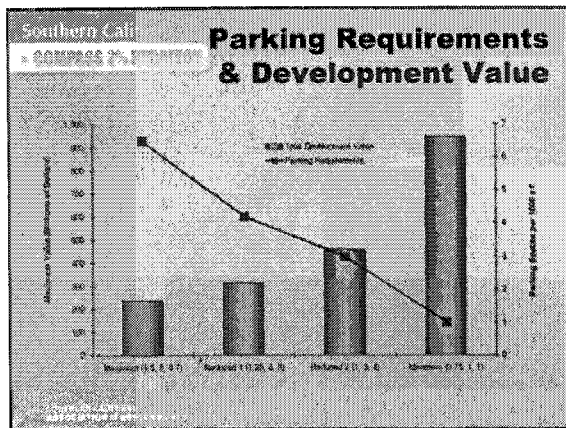
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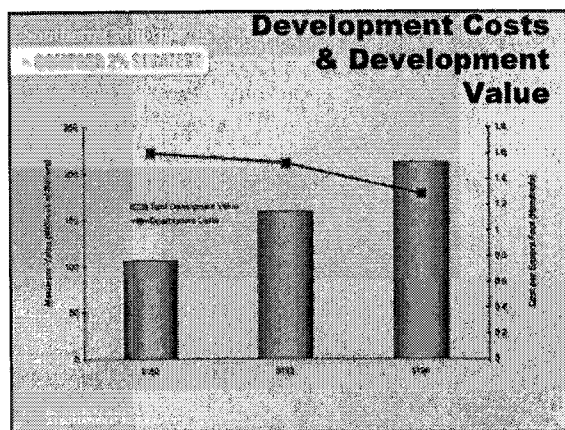
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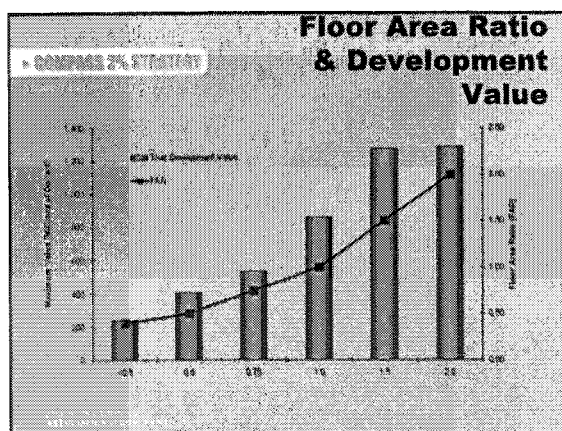
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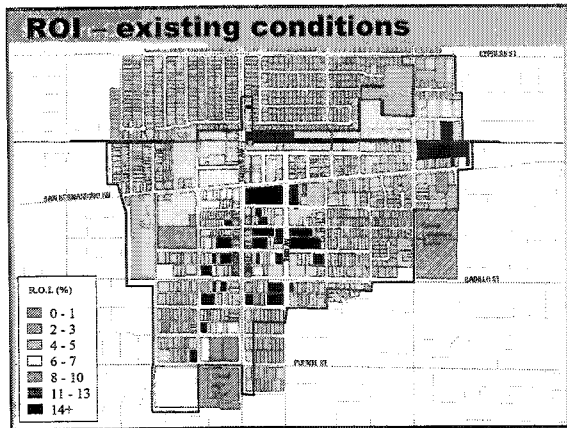
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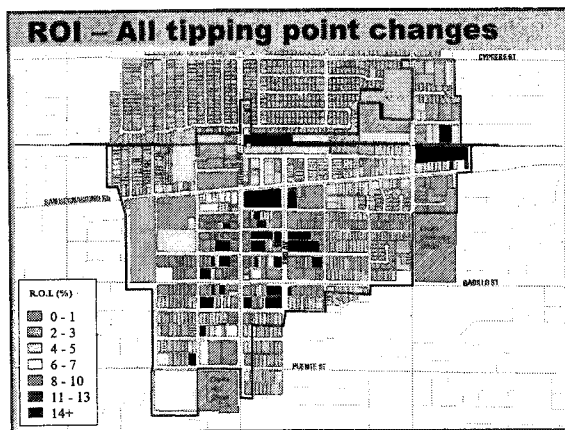
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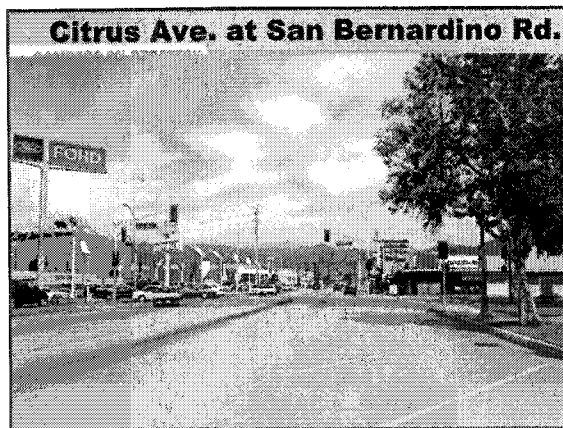
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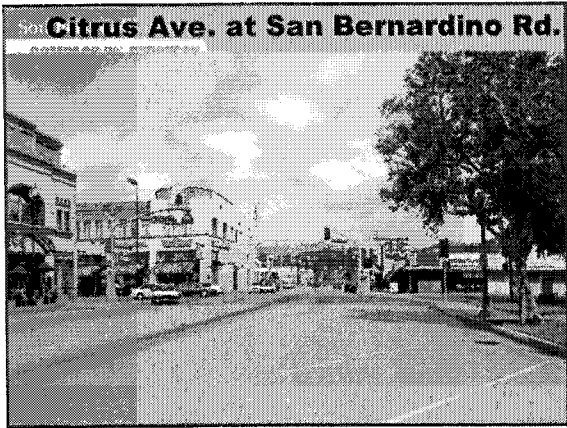
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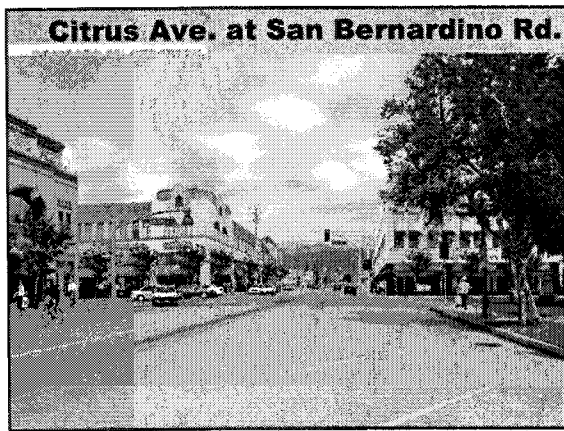
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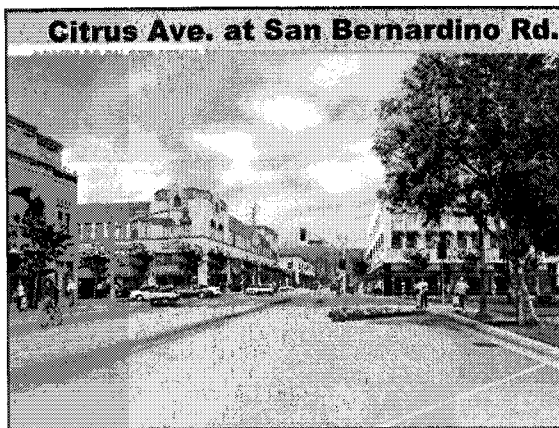
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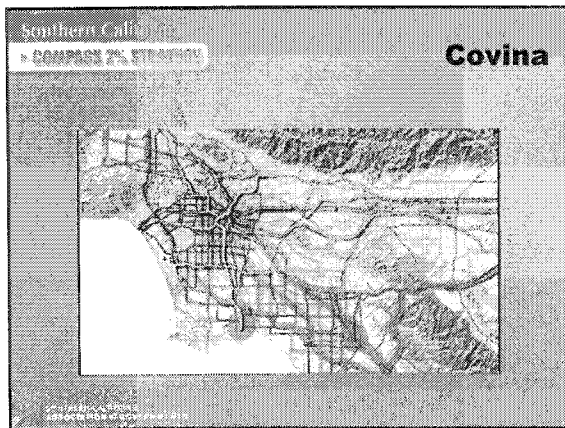
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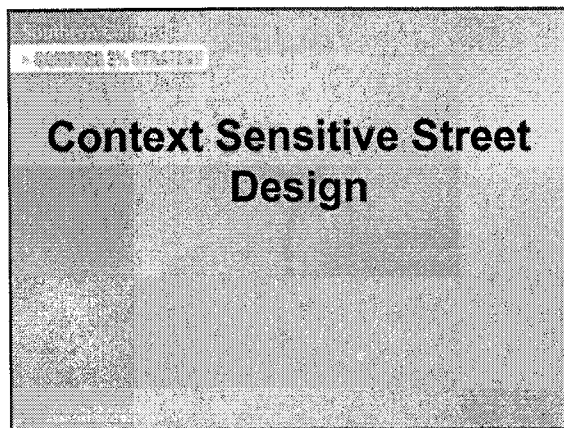
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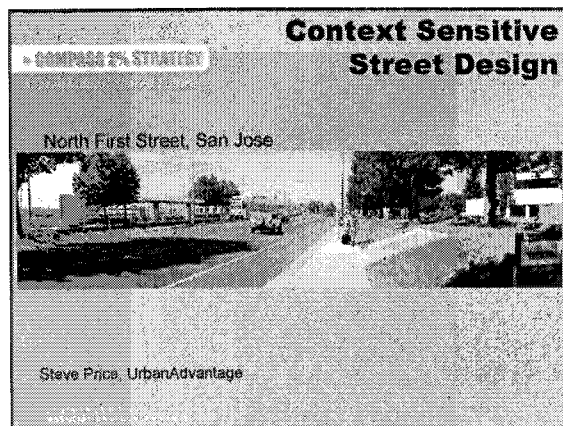
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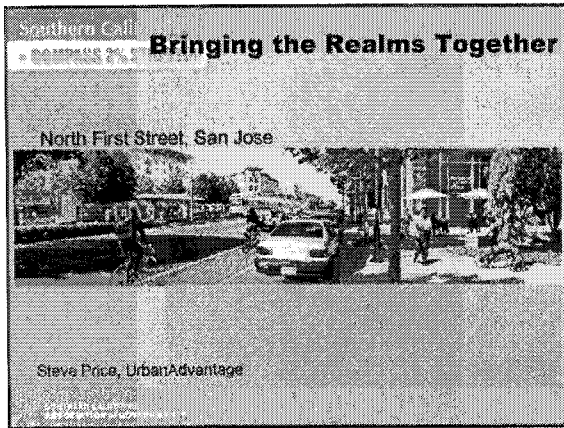
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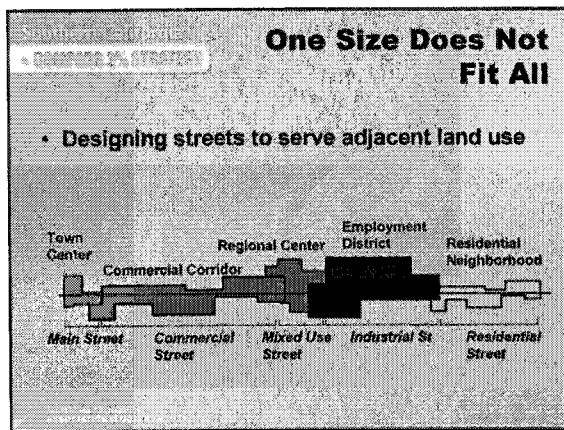
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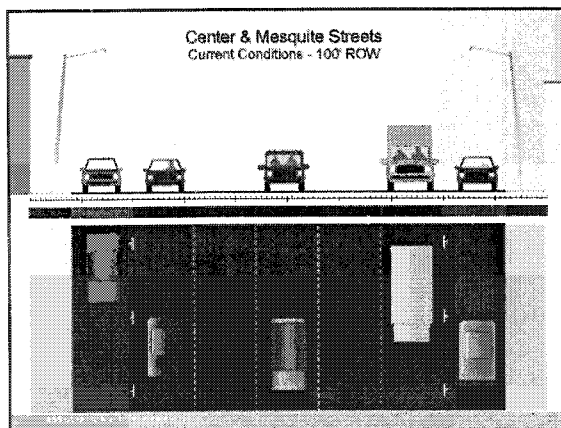
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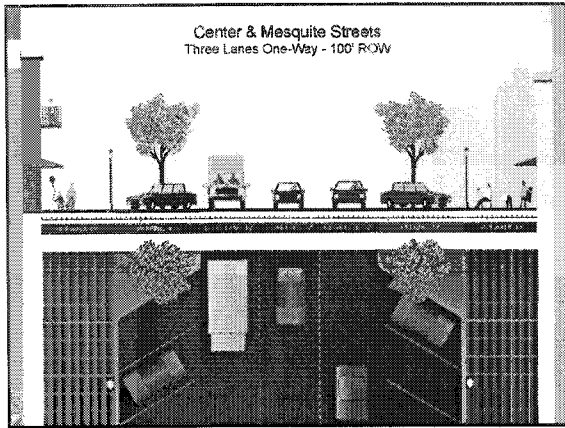
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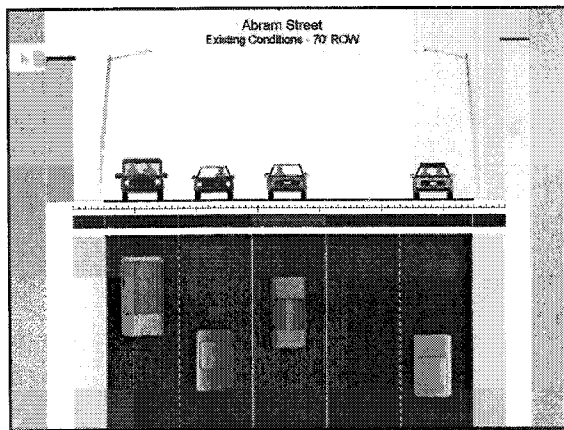
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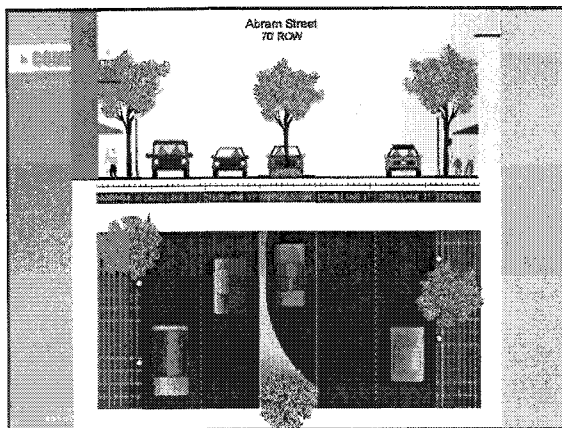
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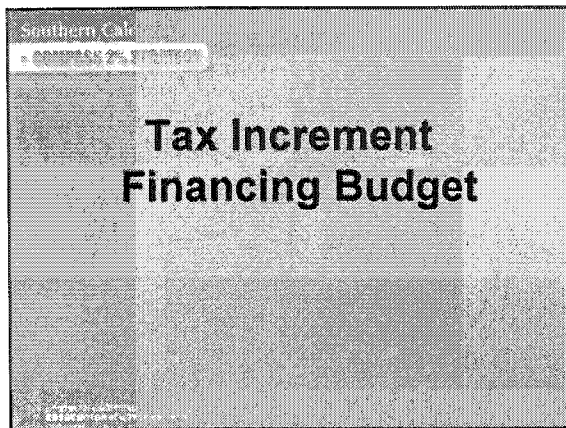
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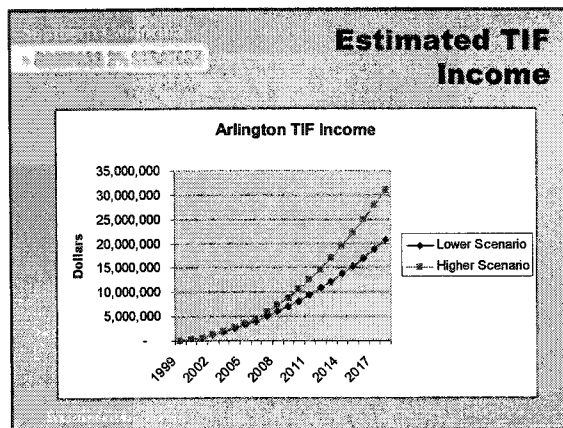
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**Recommended expenditure plan for the TIF over the next 10 years**

	2005	2006	2007	2008	2009
<b>TIF Annual Budget Forecast - Revenue</b>					
Appraised Value Shared	\$ 27,118,436	\$ 30,828,436	\$ 34,498,436	\$ 38,138,436	\$ 41,878,436
Annual Revenue	\$ 642,731	\$ 730,187	\$ 817,843	\$ 905,100	\$ 992,558
Beginning Balance	\$ 2,535,613	\$ 2,415,800	\$ 2,565,943	\$ 2,784,918	\$ 3,071,517
<b>TIF Annual Budget Forecast - Expenditure</b>					
TIF Management Expenses	\$ 50,000	\$ 55,000	\$ 60,500	\$ 66,550	\$ 73,225
Annual Streetfront Improvement Grants	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Annual Streetscape Improvement Program	\$ 250,000	\$ 262,500	\$ 275,625	\$ 289,406	\$ 303,877
Piazza Improvements	\$ 200,000				
Parking Structure 1 (200 spaces)					
Direct Development Assistance	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000

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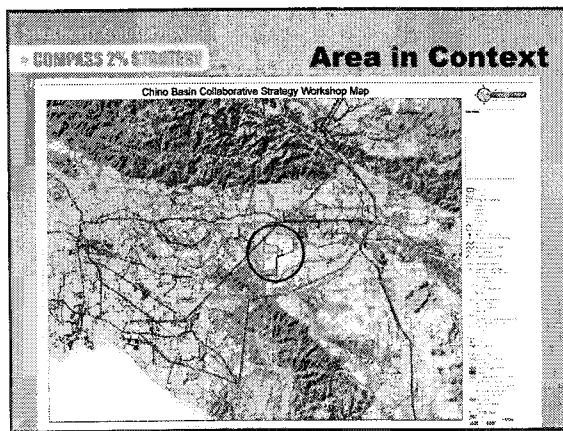
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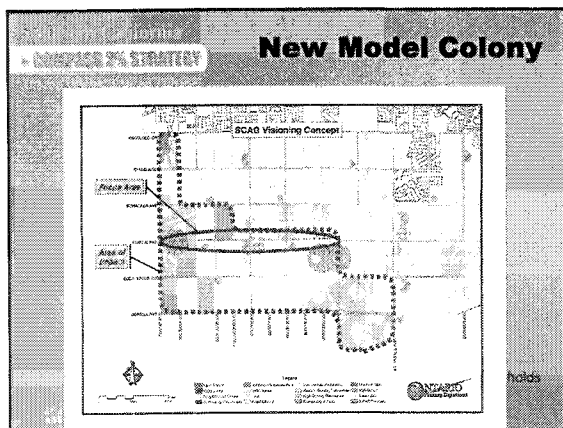
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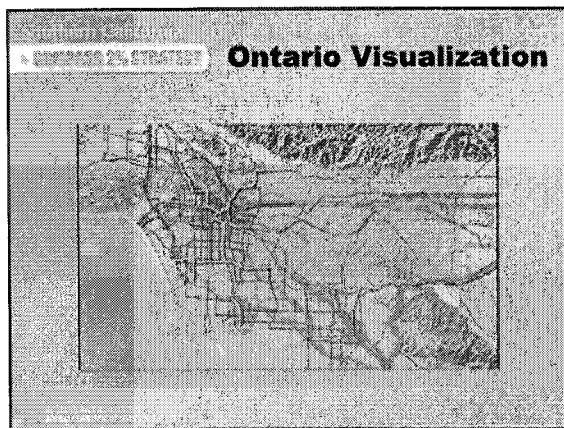
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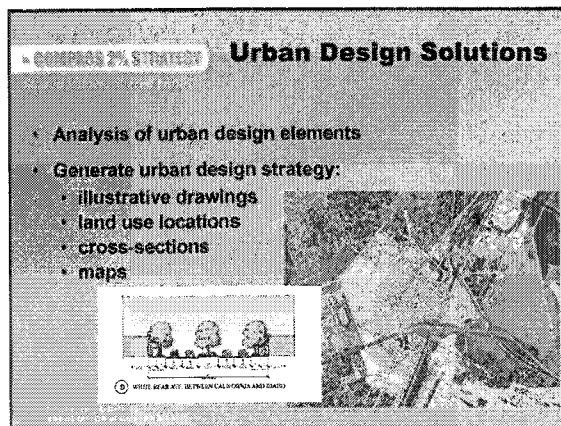
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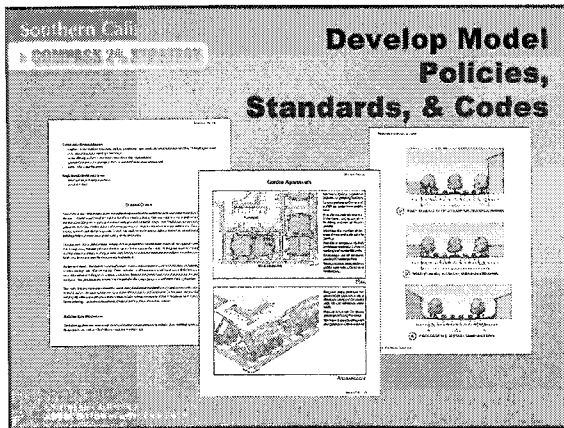
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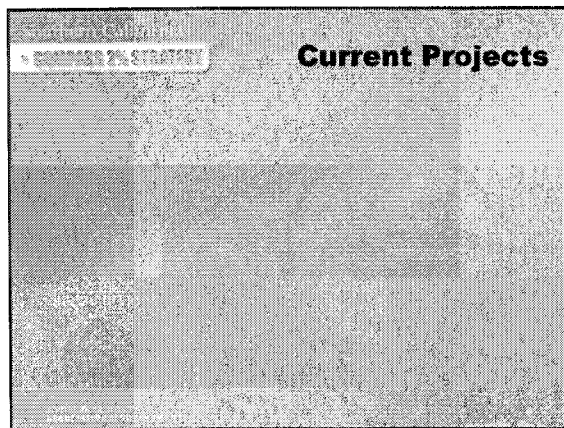
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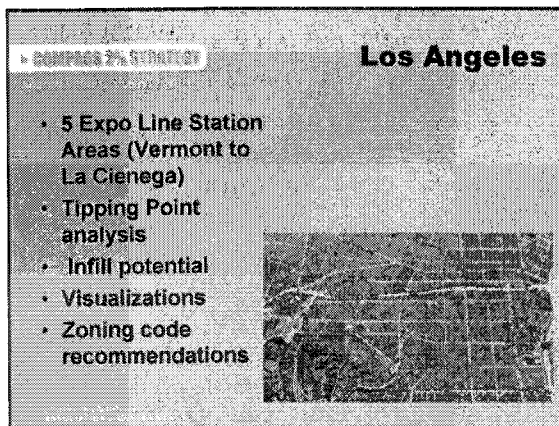
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Southern California  
COMPASS 2% STRATEGY

## San Bernardino

- **Downtown**
  - Clarify possible and preferred land uses
  - Identify opportunities for developing particular sites
  - Visualize appearance
  - Prepare a public education process




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Southern California  
COMPASS 2% STRATEGY

## Rolling Hills

- Analyze new codes for financial feasibility
- Workshop with stakeholders
- Develop a parking strategy
- Create visualizations
- Context Sensitive Design
- Perform market analysis
- Provide advice as needed by reviewing projects that are submitted to the City during the Demonstration Project process




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Southern California  
COMPASS 2% STRATEGY

## Montclair

- Downtown Plan being adopted
- Visualizations
- Tipping Point
- Public Involvement assistance
- Marketing analysis
- Context Sensitive Street Design




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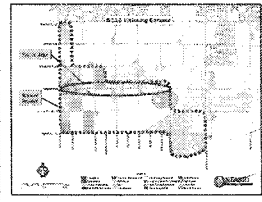
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Southern California

COMPASS 2% STUDY

### Ontario

- Phase 2
- Public Involvement
- Economic Development Program
- Detailed transportation modeling
- EIR Scan -
- Preliminary impact assessment



COMPASS 2% STUDY

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Southern California

COMPASS 2% STUDY

### Riverside TOD

- 5 TOD Areas
- Corona, Hemet, Perris, Moreno Valley, Riverside
- Infill Potential
- Ridership Impact
- Design Options
- Feasibility
- Tipping Point
- Visualizations



COMPASS 2% STUDY

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Southern California

COMPASS 2% STUDY

### Current Plans

- 14 projects, covering Los Angeles, Riverside, & San Bernardino Counties
- No projects yet from Orange, Ventura, or Imperial Counties
- 16 slots left
- Upcoming events:
  - Targeted marketing
  - Road Trip by consultants
  - Second Round Competition

COMPASS 2% STUDY

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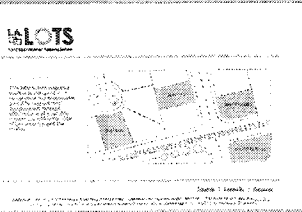
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**Southern California**  
COMPASS 2% STRATEGY

**LA LOTS**



**Component C:**  
Develop a web-based interactive data and mapping tool for 5 counties similar to and compatible with the existing LA LOTS program

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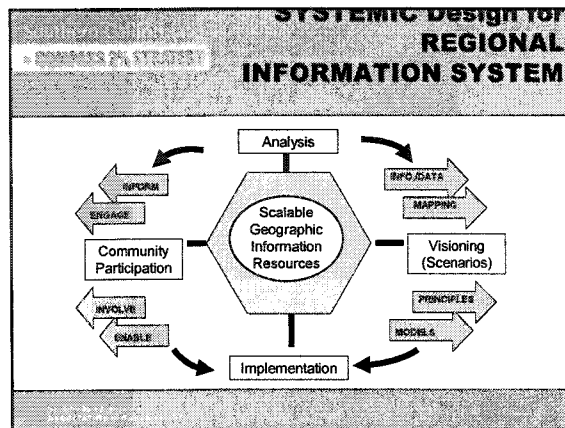
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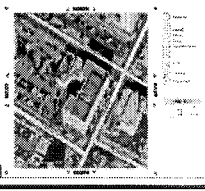
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**SCALABLE GEOGRAPHIC ANALYSIS**

COMPASS 2% STRATEGY

	REGIONAL	
STAGE 1	COUNTY/CITY	
STAGE 2	NEIGHBORHOOD STRATEGY AREAS	
STAGE 3	BLOCK LEVEL	
STAGE 4	PROPERTY/PARCEL	
	POINTS (LAT/LON)	

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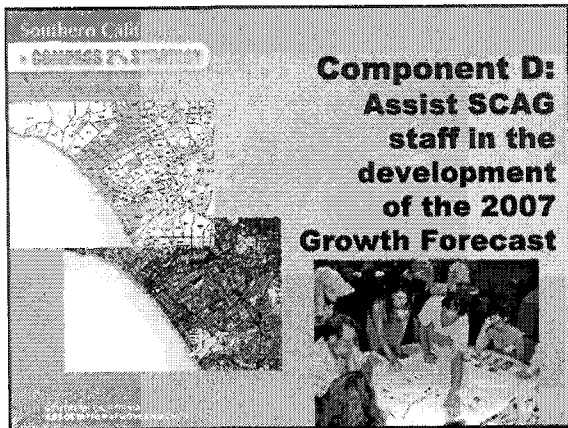
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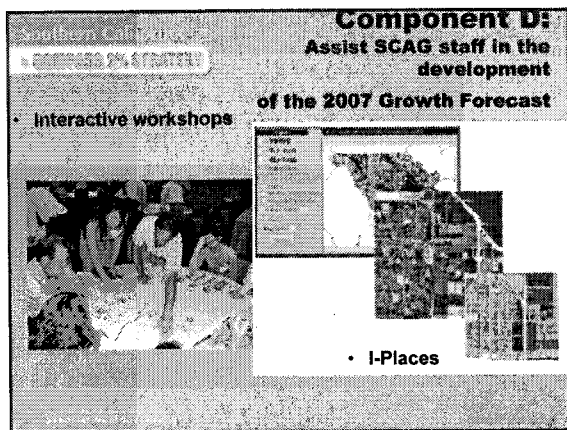
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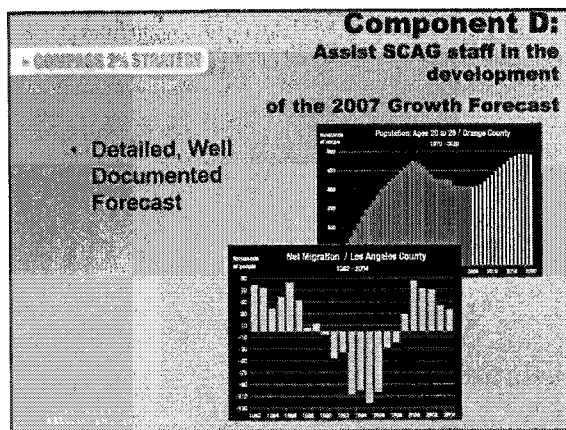
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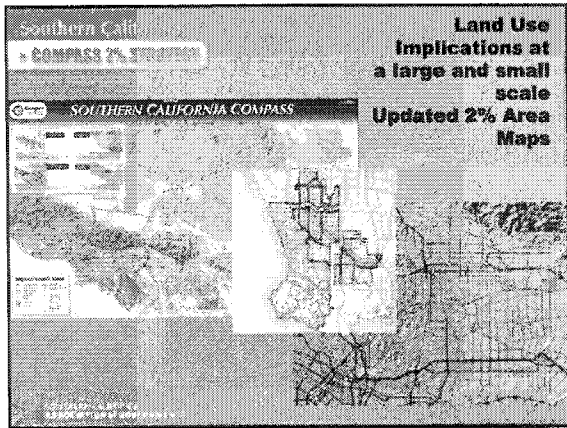
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# MEMO

**DATE:** March 2, 2006

**TO:** Community, Economic and Human development Committee

**FROM:** Joseph Carreras, Lead Regional Planner, 213-236-1856, Carreras@scag.ca.gov

**SUBJECT:** Blueprint Grant Work Program

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## **SUMMARY:**

Staff will review the two year work program for the recently approved \$1.258 million dollar California Blueprint Grant. The review will cover both the Compass planning and implementation activities and the 20 year housing/mobility blueprint planning tasks and products. This program is a complement to the Governor's *GoCalifornia* initiative to significantly improve the transportation system throughout California. Only the first year of the program is approved. The second year of funding will depend on performance and products completed in the first year. SCAG will be required to submit an updated grant application before the July 1, 2006 deadline for the balance of its \$2.4 million grant request.

## **BACKGROUND:**

SCAG received \$1.258, 450 more than double the funding of any other single MPO (ABAG). But the largest award went to the San Joaquin Valley consortium of 8 MPOs - \$2 million. In all seven Regional Blueprint Planning Program grants are being awarded for Fiscal Year 2005-2006 as follows:

1. San Joaquin Valley (SJV) includes the eight Valley MPOs: \$2,000,000

Merced County Association of Governments, Council of Fresno County Governments, Kern Council of Governments, Kings County Association of Governments, Madera County Transportation Commission, San Joaquin Council of Governments, Stanislaus Council of Governments, Tulare County Association of Governments

2. **Southern California Association of Governments (SCAG): \$1,258,450**

3. Metropolitan Transportation Commission (MTC) / Association of Bay Area Governments (ABAG): \$500,000

4. Sacramento Area Council of Governments (SACOG): \$420,000

5. San Diego Association of Governments (SANDAG): \$409,750

6. San Luis Obispo Council of Governments (SLOCOG): \$226,800

7. Butte County Association of Governments (BCAG): \$185,000

The Blueprint Grant approval letter for the first year's work plan and the approved tasks and products are provided in the attachment.

STATE OF CALIFORNIA

**ARNOLD SCHWARZENEGGER**  
Governor

Department of Alcoholic Beverage Control  
Department of Corporations  
Department of Financial Institutions  
California Highway Patrol  
California Housing Finance Agency  
Department of Housing & Community Development  
Department of Managed Health Care



**SUNNE WRIGHT MCPEAK**  
Secretary

Department of Motor Vehicles  
Office of the Patient Advocate  
Department of Real Estate  
Office of Real Estate Appraisers  
Stephen P. Teale Data Center  
Office of Traffic Safety  
Department of Transportation

**BUSINESS, TRANSPORTATION AND HOUSING AGENCY**

January 4, 2005

Mr. Mark Pisano  
Executive Director  
Southern California Association of Governments  
818 West 7<sup>th</sup> Street, 12<sup>th</sup> Floor  
Los Angeles, CA 90017

Dear Mr. Pisano:

On behalf of Governor Arnold Schwarzenegger, we are pleased to inform you that the grant application submitted by the Southern California Association of Governments (SCAG) has been selected for the California Regional Blueprint Planning Program for Fiscal Year (FY) 2005-2006.

The California Regional Blueprint Planning Program is a complement to the Governor's *GoCalifornia* initiative to significantly improve the transportation system throughout California. The Regional Blueprint planning effort should build the capacity for regional collaboration and integrated planning in the State's high-growth areas, foster a more efficient land use pattern that supports improved mobility and accommodates an adequate supply of housing for all incomes, and reduces impacts on valuable habitat and farmland while creating vibrant, healthy neighborhoods.

In accepting this grant, your organization agrees to partner with the State to achieve our common goals to improve mobility and quality of life in California by both (a) successfully completing your Regional Blueprint Plan, and (b) helping advance the practice of blueprint planning in California. The approval of your grant is conditioned upon the following:

1. The SCAG effort will have a Blueprint Plan as the end product after two years. SCAG will demonstrate how the Regional Blueprint Planning grant will be used to plan for the region's 20-year housing (consistent with Government Code Section 65584 et. seq.) and employment needs as they relate to the regional transportation plan and improving mobility.

980 9th Street, Suite 2450 • Sacramento, CA 95814-2719 • (916) 323-5400 • 1 (800) 924-2842 • Fax: (916) 323-5440

FLEX YOUR POWER! • BE ENERGY EFFICIENT!

The Blueprint Plan shall have the following components:

- Vision for the region developed through public consensus.
  - Graphic display and map of the preferred growth scenario or blueprint for the future.
  - Major policies and strategies for meeting the vision in the areas of transportation, land use, housing, environmental protection, and economic development.
  - Performance measures.
2. Revised project scope and funding identified in the Regional Blueprint Planning Program work element will be amended into the SCAG FY 2005-2006 Overall Work Program (OWP). The total funding level is \$1,258,450 in grant funds for FY 2005-2006. All tasks in the OWP work element shall be determined to be eligible for Federal State Planning and Research funds by the Federal Highway Administration (FHWA).
3. The grant approval is for the first year of the Regional Blueprint Planning Program. The second year of funding will depend on performance and products completed in the first year. SCAG will be required to submit an updated grant application before July 1, 2006, detailing proposed second-year activities and required local match.

Staff from the California Department of Transportation will continue to provide more details to help you sharpen the focus of your scope of work and answer any questions you may have concerning this grant. If you have any immediate questions, please contact Joan Sollenberger, Acting Deputy Director for Planning and Modal Programs, at (916) 654-5368.

Sincerely,



SUNNE WRIGHT McPEAK  
Secretary



WILL KEMPTON  
Director

- c: Nathan Smith, Acting Chief, Division of Transportation Planning  
Rose Casey, Deputy District Director for Planning, District 7  
William Mosby, Deputy District Director for Planning, District 8  
Gale McIntyre, Deputy District Director for Planning, District 12  
Sue Kiser, California Division, FHWA

<b>Budget: \$1,573,062.50</b> Grant: \$1,258,450 Match: \$314,612.50
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## Partnership Regional Blueprint Planning

### W.E. 07-290. Southern California Compass Growth Vision Implementation Program

Manager: Lynn Harris

#### Program Objectives:

The objectives are to promote and expand the SCAG Compass 2% Strategy and transportation planning efforts and integrate the Compass Vision and 2% Implementation Strategy into local plans. Another objective is to refine the Compass regional growth policies through more subregional and local 2% opportunity area scenario planning and development forecasting. SCAG will demonstrate how the Regional Blueprint Planning grant will be used to plan for the region's 20 year housing (consistent with Government Code Section 65584 et. Seq.) and employment needs as they relate to the regional transportation plan and improving mobility. SCAG's 2% strategic infill, transit-oriented development, and transportation corridor revitalization strategy has been modeled to lead to significant improvements in regional mobility, particularly reducing vehicle miles traveled, improving transit rider ship and reducing fuel consumption and mobile emissions.

#### Program Accomplishments:

In 2003, SCAG launched the Growth Visioning program with extensive public outreach and media campaign. In 2004, the SCAG Regional Council approved the Compass Growth Vision and Implementation Framework. In 2005, SCAG convened the Compass Partnership made up of business and community leaders to meet quarterly and serve as an additional extension of the Compass program into local communities. SCAG has for use many resources and services, developed during FY 2004-2005, that can be used to assist communities throughout the region.

#### Suggested Blueprint Work Element Tasks:

**Task 1 - Demonstration Project Expansion.** Identify and prioritize transit villages, infill opportunity areas in centers and along transportation corridors and mixed use zones and other critical growth opportunity areas for demonstration project assistance through a suite of Compass/ Blueprint services. The goal is to promote mobility, reduce VMT and lessen congestion and hours of delay on the transportation network. The proposed impacts on travel behavior and mode share due to land use updates and changes in development standards will also be a factor in project selection. The transportation connection must be clearly set forth and only appropriate demonstrations will be considered for support using SCAG's existing

Compass suite of planning and transportation services. Requests for assistance will be reviewed for funding eligibility and priority based on Compass/Blueprint priority selection factors adopted in advance to improve regional mobility and job housing balance through Regional Transportation Plan conformance.

**Task 2 - Compass Land Use/General Plan Updates.** Provide assistance to local communities to better tie their local transportation systems to the regional transportation system along the Compass 2% Strategy/Blueprint areas. This activity will focus on the communities identified that have out dated General Plans, including circulation, housing and land use elements, etc. The activity will provide assistance to engage the public through scenario planning in better integration of transportation and land use planning. The impact of urban design, public engagement through scenario planning, local land use zoning and development standards on attracting new investment and improving the integration of transportation and land use planning will be prioritized for assistance (i.e. promoting pedestrian friendliness, increasing transit oriented and mixed use development opportunities in centers and corridors etc.). Requests for services will demonstrate how improvements to the transportation system and mobility will be achieved in order to qualify for land use and planning assistance.

**Task 3 – Focus Growth Along Transportation System.** Prioritizing new growth where unused capacity exists in Compass 2% strategy areas will maximize the use of the existing transportation network and help preserve stable single family neighborhoods and defines the impacts of more or less sprawl on environmentally sensitive areas and productive farmland. The Compass/ Blueprint vision promotes an integrated transportation and land use strategy for the region. The housing capacity analysis for Compass 2% critical growth opportunity areas will evaluate built and forecasted Regional Transportation Plan housing capacity across the region, subregions and major corridors through scenario planning alternatives and visioning choices for public review and environmental justice evaluation. This analysis will inform regional transportation modeling of mobility benefits and costs related to varying the intensity of development in Compass 2% critical growth opportunity areas. The built capacity analysis will test various development footprint and density scenarios for the region. It will assess the impact of new development near existing transportation infrastructure and where unused capacity exists versus development elsewhere.

**Task 4 – Promoting a More Efficient Urban Form through an Integrated Transportation & Housing Plan.** Land use and housing goals must support the regional transportation investment strategy and balanced development goals that mitigate against congestion “hot spots” and contribute to the reduction of vehicle miles traveled and other mobility goals. The Regional Blueprint shall include an allocation of housing for all cities and counties

within the region for a period of at least 20 years, including projected housing need for an initial 10-year planning period, based on the following objectives:

- Increasing housing supply & mix of housing types, tenure & affordability
- Promoting infill development & socioeconomic equity, protection of environmental & agricultural resources, & encouraging efficient development patterns
- Promoting improved jobs-housing relationships, with housing near jobs
- Balancing disproportionate household income distributions
- Enhancing mobility and related transportation objectives.

**Task 5 – Transit Oriented Development.** Prepare a built capacity analysis using existing zoning and current housing density around the 290 existing and planned transit stations and rapid bus stops in the region. Define analysis area as 1/3 mile circle around each station. Relate daily boarding's to existing density and project potential changes in ridership and shifts in transportation mode choice that may result from changes in density and land use around transit station areas and stops. Develop scenarios for accommodating future growth within station areas at various levels of built capacity and zoning. Estimate how much of forecasted future growth may be accommodated near transit investment areas and evaluate how the transit system may be improved to accommodate potential changes in use. Utilize parcel data from the California Infill Study to complement analysis.

**Task 6 - Transportation Scenario Evaluation of Compass Benefits.** Use scenario planning to identify changes in mobility and emission levels associated with shifts in development allocation or density in Compass 2% Strategy areas versus allocation of new housing elsewhere. Develop improvements in SCAG modeling of transportation benefits due to integrated land use and transportation planning. Working with our local cities and counties, COGs and County Transportation Commissions (CTCs), SCAG will develop, model and analyze many constrained and non-constrained growth scenarios to refine our policy based growth forecast adopted in the 2004 RTP.

**Task 7 – Public Outreach.** Consensus building activities such as workshops and hearings on integrated housing and transportation allocation and investment strategies will be conducted. The distribution of existing and future housing needs will be in proportion to 2007 Regional Transportation Plan forecast and Compass Blueprint scenarios. The housing allocation plan will distribute identified shares of need at the regional, subregional and local jurisdictional level. Various policy-related factors will be weighed and tested. Workshops on proposed housing allocation assignments, transportation impact scenarios and job distributions will be conducted through a defined period for



local, public and regional stakeholder review. The total housing need and consistency with the Regional Transportation Plan growth forecast will be maintained throughout the process. Enhanced outreach will be directed toward low income and environmental justice communities to ensure their active participation. A web based approach will be integrated into this effort public outreach effort to help maximize public involvement. The public workshops will include the use of innovative scenario planning and visualization tools and incorporate environmental considerations. All local revisions and housing allocation adjustments will be certified through a public process and a Compass/ Blueprint trading and incentive plan.

**Task 8: Compass Trading and Incentives Plan.** The Compass/ Blueprint Trading and Transportation Incentive Program will evaluate incentives that will promote mobility, transit rider ship, and pedestrian friendly development shorter commutes and encourage housing “allocation” shifts and increased density in Compass 2% strategy areas along the transportation system by allowing a public outreach period which allows trading across cities and counties. The effort will be guided by a Compass/ blueprint incentive plan that will identify available transportation incentives for jurisdictions taking on more need such as priority access to funding and enhanced planning and technical assistance services provided by transportation commissions, the state and region. Incentives could include priority status in various infrastructure funding processes, including the RTP and RTIP.

**Task 9: Performance Indicators and Community Toolbox.** Develop land use and transportation indicators and performance measures to refine and monitor the region’s progress in meeting regional mobility goals and producing more housing to meet its own job and population based demands for housing.

Additionally, the Housing Southern Californians and Compass websites will be updated to display housing allocation and capacity scenarios and mobility and air quality benefits of different urban form alternatives. The web portals will also allow the display of Compass/Blueprint scenarios and provide access to a community toolbox to address local housing development goals and win public support for the Compass/Blueprint 2% strategy while prioritizing RTP/ RTIP service and investment strategies in support of the preferred Vision.

## Products

1. **Demonstration Projects** – Final reports for a variety of plans and projects that focus on local strategies to embrace principles of Compass Growth Vision and 2% Strategy. Through a marketing campaign and promotional events,

each will serve as a model to other communities to promote replicability throughout the region.

2. **Updated General Plans and other land use plans** in willing cities and counties in support of the Compass blueprint goals and the 2% strategy. Model case studies will be produced to show how land use planning may support regional mobility goals.
3. **Development Capacity Scenarios for Areas Along Transportation System:** Refine the Compass 2% mixed-use/housing opportunity area and evaluate built and forecasted land use and housing capacity across the region
4. **Integrated Transportation and Housing Plan** consistent with the 2% Strategy to accommodate workforce and population growth while meeting the Compass mobility and sustainability goals
5. **Report on maximizing transit-oriented development potential in Southern California.** This information will be provided to local governments, subregions and transportation commissions as a planning tool for encouraging the full utilization of existing and planned transit system investments.
6. **Report on Transportation Modeling Impacts of future growth over the next 20 years and Adoption of a Preferred Growth Vision.** Blueprint benefits in Compass 2% Strategy areas versus other areas in the region will be identified through scenario planning and public evaluation. This will inform future growth allocation in the 2007 RTP and subsequent updates
7. **Development of a Public and Local Outreach Process in support of the Compass Blueprint.** The public outreach will focus on transportation benefits of alternative housing distribution and varying land use intensity in Compass 2% critical growth opportunity areas.
8. **Report on Potential Compass/ Blueprint Incentive Options.** This report will identify incentives needed to support growth in Compass 2% strategy areas above local input as part of the 2007/8 Regional Transportation Plan and subsequent updates.
9. **Performance Indicators and Community Toolbox.** The web portal and toolbox will provide a basis for local input for potential transportation outcomes and objectives in Compass and the 2% Strategy. They will also allow future monitoring of Blueprint housing/transportation/land use scenario outcomes.

# MEMO

**DATE:** March 2, 2005

**TO:** Community, Economic, and Human Development Committee (CEHD)

**FROM:** Jacob Lieb, Acting Lead Regional Planner, (213) 236-1921, [lieb@scag.ca.gov](mailto:lieb@scag.ca.gov)

**SUBJECT:** Regional Comprehensive Plan (RCP) Update

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## SUMMARY:

Staff is preparing a Regional Comprehensive Plan (RCP) for adoption in spring 2008. The RCP will consolidate the region's full body of current planning and policy work and will describe the activities required to meet specified performance outcomes. The CEHD Committee has purview over the development of the plan, and as such, staff provides the committee with periodic updates.

## BACKGROUND:

The RCP is a major focus of SCAG work for the current and coming fiscal years. As such, the RCP Task Force, composed of Regional Council members, has been meeting monthly, guiding the efforts of a 15 member staff team preparing the plan. As the Committee is aware, the Regional Council took action on November 3, 2005 to expand and revise the approach for the RCP such that it can serve as a regional model for guiding growth, development, and environmental stewardship for the State.

At this time, the Task Force and staff are discussing and developing several key concepts for the plan in accordance with the newly approved approach. These concepts are described below.

## Performance Outcomes

The organization of the RCP around performance outcomes is the most important aspect of the newly expanded approach. The purpose of the inclusion of outcomes is to provide a basis for plan accountability and monitoring going forward. To date, the Task Force has discussed the development of outcomes for the Land Use and Housing Chapter and the Open Space and Habitat Chapter. It should be noted that the development of these outcomes is in a preliminary stage and that the Task Force has provided input to the staff for further development. The actual incorporation of outcomes into an RCP will be subject to substantial public process and review.

### Land Use and Housing Preliminary Discussion Outcomes –

1. Reduction in Vehicle Miles Traveled per Household of a specified amount
2. Identification of housing supply for all income groups
3. Overall regional increase in development density of a specified amount in the urbanized area of the region

### Open Space and Habitat Preliminary Discussion Outcomes –

1. Specified density maximum in non-urban areas
2. Specified acreage of land to be protected from development
3. Park to population ratio at the regional scale
4. Habitat protection goals to be determined

# MEMO

## Process Update

Currently the task force, staff, and others are pursuing various activities toward the completion of the plan, notably, as follows:

- Released 2 Requests for Proposals for assistance with the development of the Open Space and Habitat Chapter and the Finance component of the plan. Staff anticipates releasing an additional Request for Proposals for assistance on the Energy Chapter.
- In discussion with Orange County Council of Governments regarding a sub-regional working group to follow the RCP process and provide input.
- Forming an expert and stakeholder working group to advise on the development of the Energy Chapter.
- Taking preliminary steps to forming an Open Space working group.

## Overall Process Notes

As the Committee is aware, the RCP is being developed on the same schedule as the next Regional Transportation Plan (RTP). As such, we currently anticipate adopting the RCP in April of 2008, with a draft ready for circulation in approximately November 2007. The CEHD, apart from having purview over the planning process, generally, has direct responsibility for the Land Use and Housing Chapter and the Economy Chapter. Those chapters will be brought forward periodically to the committee for input and approval. In particular, staff and the task force will seek an approval of completed draft chapters prior to releasing the draft RCP. There are currently preliminary drafts of all of the RCP chapters available on the program website – [www.scag.ca.gov/rcp](http://www.scag.ca.gov/rcp).

# MEMO

**DATE:** March 2, 2006

**TO:** Community, Economic and Human Development Committee

**FROM:** Lynn Harris, Manager of Community Development, 213 236 1875  
Don Rhodes, Manager of Government Relations 213 236 1840

**SUBJECT:** Communications Workshop Agenda

## SUMMARY:

Last month the Committee asked for time on the March agenda to discuss how members communicate the information they receive at SCAG meetings back to their COG's, cities, etc. The sharing of the different approaches used should be informative to the Committee as a whole. Further, members asked that staff assist the new members in understanding their SCAG roles and responsibilities and share SCAG program information.

## Communication Workshop Agenda

- |   |             |
|---|-------------|
| I. Overview of Government Affairs New Member Orientation  | Don Rhodes  |
| II. Overview of Community Development Work Program  | Lynn Harris |
| a. Compass 2 % Strategy   |             |
| b. Regional Housing Needs Assessment Program  |             |
| c. Blueprint Planning   |             |
| d. RTP Growth Forecast  |             |
| e. Economic Policy  |             |
| III. Live Introduction to SCAG website Resources  | SCAG Staff  |
| IV. General CEHD member Discussion of how information is shared between member and area represented |             |
| V. Summary  |             |